

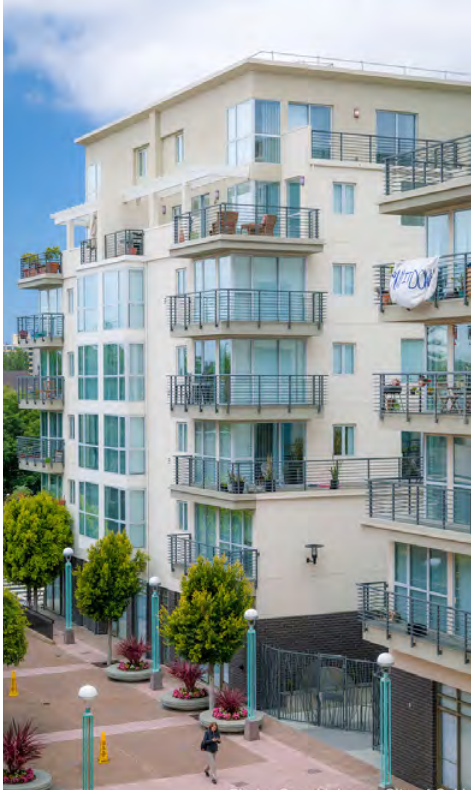







OAKLAND 2045
GENERAL PLAN

City of Oakland

2023-2031 Housing Element

DRAFT-HCD REVIEW

June 2022

This is a preliminary draft document that has not been adopted by the City of Oakland or approved by any City department. This draft has not gone through graphic design or formatting. The purpose of this draft is to solicit public input prior to transmission to the State Department of Housing and Community Development.

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1 Introduction

This Housing Element presents the City of Oakland's strategy and commitment for how it will meet the housing needs of the community. In the face of a crushing regional housing crisis, the task is formidable, but essential: to make quality housing opportunities available to all Oakland residents through the Protection, Preservation, and Production of homes, and to address systemic housing inequity.

Preparation of this Housing Element comes at a time of challenge and uncertainty for many Oaklanders. It comes amid a global pandemic, a renewed call for racial justice after the murder of George Floyd, and economic and global security uncertainty. It comes while Oakland has imposed one of the strongest eviction moratoriums in the State, and it comes at a moment when the world moves closer to the tipping point of irreversible climate change. All of these systemic challenges play a vital role in the current and future shape of housing for individuals and families who call Oakland home.

LEARNING FROM THE PAST

What does it mean to call Oakland "home"? Oakland's current housing landscape tells the story of struggle, of systemic forces that have shaped the neighborhood geography of opportunity. To chart an equitable path forward, Oakland's history must be examined and addressed. In particular, Oakland and other governmental entities that influence fair housing choice must affirmatively further fair housing by creating policies that increase affordable housing in high-resource neighborhoods that were formed through exclusionary policies and must also bring additional resources to under-resourced neighborhoods.

The land that is now Oakland is the ancestral home of the Ohlone indigenous group who were stewards of the oak and redwood forests, grasslands, and marshlands that make up the coastal region of central and northern California for thousands of years. The arrival of Spanish missionaries in the 1760s and subsequent periods of Spanish colonization, Mexican settlement, and American urbanization of the Ohlone region greatly shifted the cultural and physical landscape. Nevertheless, this land continues to be of great importance to the Ohlone people.[1]

Oakland has historically been a destination for working people and immigrants who sought out its abundant industrial jobs and relatively affordable neighborhoods. Many of these places were formed into cultural and ethnic enclaves as a result of segregationist and racially discriminatory

[1] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption*, (Oakland: University of California Press, 2021).

policies and practices.[2] Government-sponsored "white flight" suburbanization during the early 1930s, followed by disinvestment and takings in neighborhoods of color, created socioeconomic and geographic lines that were further delineated by redlining (a federally sanctioned practice during the 1930s of denying mortgages in communities of color) and racially restrictive covenants.[3] In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color.

Since the late 1990s, Oakland has seen an increase in real estate investment, which has had both positive and negative effects. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process referred to as "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[4] This activity resulted in waves of foreclosures in East and West Oakland. A significant number of these foreclosed properties were then acquired by investors, and once-affordable and stable homes flipped overnight into market-rate rentals. An influx of private capital, in part due to efforts like the City's 10K plan to revitalize the urban core, has reinvigorated downtown and uptown.[5] At the same time, rising housing prices and a lack of new affordable options created waves of residential and commercial gentrification, especially in North and West Oakland and Chinatown, with a growing pattern of displacement in East Oakland. [6]Massive regional job growth, particularly in the technology sector, coupled with the lack of supply of housing in other cities to keep up, sent waves of new residents to the East Bay in search of more affordable homes.[7] The impacts of lack of regional supply rippled through other residential areas of the city, where communities of color faced greater vulnerability to rising housing costs than white residents.[8]

Nowhere has the impacts of these changes been more visible than on Oakland's streets, as homelessness increased by 83 percent from 2017 to 2022.[9] Although the individual causes for

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[2] City of Oakland, "Environmental Justice and Racial Equity Baseline." March 2022. Access available at https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf

[3] Just Cities, East Oakland Displacement Status and Impacts from the BRT Project Summary: A Racial Equity Planning and Policy Justice Report for OakDOT's East Oakland Mobility Action Plan, June 2021, https://drive.google.com/file/d/1sGCZt1uGPaFLroOm8BkGczV_vXOGsFTk/view, accessed March 16, 2022.

[4] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[5] *Ibid.*

[6] See generally Owens, Darrell, Discourse Lounge, "Where Did All the Black People in Oakland Go?", September 8, 2021. https://darrellowens.substack. com/p/where-did-all-the-black-people-in?utm_source=url, accessed February 21, 2022. See also City of Oakland, "Economic Trends and Prospects, Baseline Analysis for Oakland General Plan", Commute Trends and Workforce Characteristics, pp. 9-16. Access available at https:// https://cao-94612.s3.amazonaws.com/documents/Economic_Trends_Prospects_EPS_2022.06.02.pdf

[7] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption* (University of California Press, 2021).

[8] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[9] *Ibid.*

homelessness are complex, there are key structural reasons why Oakland has one of the worst homelessness crises in America. These reasons include structural racism, unstable rental markets for tenants, systemic barriers to housing for the formerly incarcerated, a lack of living wage job opportunities, and, above all else, a catastrophic shortage of deeply affordable homes. Another vital truth is that the impacts of homelessness compound over time- the longer someone is homeless, the worse the impacts on physical and mental health, social and family networks, and the ability to find, maintain, and sustain permanent housing.

The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only individual households but also the cultural identity and viability of these communities. From 2000 to 2019, Oakland lost nearly 30 percent of its Black population and significant numbers of long-time Asian Americans residing in ethnic enclaves including Chinatown.[10] The COVID-19 pandemic has highlighted and exacerbated racial and economic disparities in housing security; the pandemic has also shown the public health consequences of Oakland's housing disparities.[11] The consequence of Oakland's complex history has and continues to shape the city's built environment, including the distribution, types, affordability, and quality of housing in Oakland.

Today, Oakland has grown to be the largest city in Alameda County and the busiest port in Northern California. Neighboring cities include Berkeley and Emeryville to the north, San Leandro to the south, Alameda across the Oakland Estuary, and Piedmont surrounded by Oakland. San Francisco is located just 12 miles west across the San Francisco Bay, connected by Interstate 80 (I-80). Oakland is known for its diverse geography, including 19 miles of bay and estuary coastline to the west, the Oakland/Berkeley Hills to the east, and Lake Merritt, a tidal lagoon located within the city's borders.

CHARTING AN EQUITABLE, INCLUSIVE FUTURE

With the legacy of inequity top of mind, the City has begun planning for a more equitable future. In 2016, the City established the Department of Race and Equity with a mission "to advance the creation of a city where diversity has been maintained, racial disparities have been eliminated, and racial equity has been achieved." The Department of Race and Equity is particularly concerned with making a difference in the determinants of equity that lead to creation of a fair and just society, including housing. In 2018, the department published the Equity Indicators Report, which serves as a baseline quantitative framework that can be used by City staff and community members alike to better understand the impacts of policy on racial groups and measure inequities. In 2022, the City declared racism a public health crisis and in response has provided funding for additional staff in the Department of Race and Equity to track performance and equity progress.

[10] American Community Survey (ACS) (2014-2018); U.S. Census 2000, 2010; Urban Displacement Project, 2021.

[11] "City of Oakland HCD 2021-2023 Strategic Action Plan City of Oakland Housing & Community Development Department 2021-2023 Strategic Action Plan." n.d. Accessed May 9, 2022. https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

The work of the Department of Race and Equity informs the City of Oakland's Department of Housing and Community Development's (HCD) 2021-2023 Strategic Action Plan. This plan is informed by past analyses, planning, and accomplishments such as the 2016 "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet," and applies a race and equity lens to the City's housing investments and services in wake of the public health, fiscal, and social crises caused by COVID-19. In practice, this includes:

- transparent and regular reporting on outcomes disaggregated by race;
- Americans with Disabilities Act-compliant, accessible information provided in multiple languages;
- anti-displacement and housing production programs, policies, and initiatives focused on the most impacted vulnerable populations;
- access and opportunity pathways to and for Black, Indigenous, and People of Color (BIPOC) developers, service providers, and other contractors to the resources the City has to offer in the conduct of its housing work.

The Strategic Action Plan also details a series of specific actions and policies HCD will pursue as part of a broader strategy to protect residents from displacement, preserve existing affordable housing - both subsidized and unsubsidized, and produce new affordable housing.

Community-based organizations, many of whom have been leading housing justice efforts for decades, are also shaping housing goals rooted in racial equity. Oakland residents, community organizations, developers, and government partners created the Healthy Development Guidelines (HDG) for Oakland's Planning and Building Department, the first health and racial equity-focused guidelines in the country. Two of the HDG's goals include enhancing access to affordable housing, particularly for vulnerable populations; and preserving existing affordable housing and protecting residents from involuntary displacement. These guidelines were incorporated into city development review process in 2018. The East Oakland Neighborhoods Initiative, a community plan created out of partnership between the City of Oakland Planning Bureau and twelve community-based organizations focused on equity-based planning for Deep East Oakland, also highlight anti-displacement among their plan goals, noting that improvements recommended in the plan must not drive out existing residents by inadvertently increasing the cost of housing. This is achieved in part through local wealth creation, well-crafted policies, and mainstreaming of affordability vehicles.

The global climate crisis will also have profound impacts on—among other things—housing security and availability in Oakland. To address the climate crisis, the City released the Oakland 2030 Equitable Climate Action Plan (ECAP) in July 2020. The ECAP is the City's strategy to create a future built on justice, equal opportunity, and environmental protection. Among the list of Transportation and Land Use (TLU) actions in the ECAP is TLU-3, "Take Action to Reduce and Prevent Displacement of Residents & Businesses." TLU-3 explicitly links anti-displacement efforts to climate equity action, as the City can only achieve its ECAP goals if Oaklanders are able to fully participate in, and benefit from, climate action without fear of displacement and homelessness.

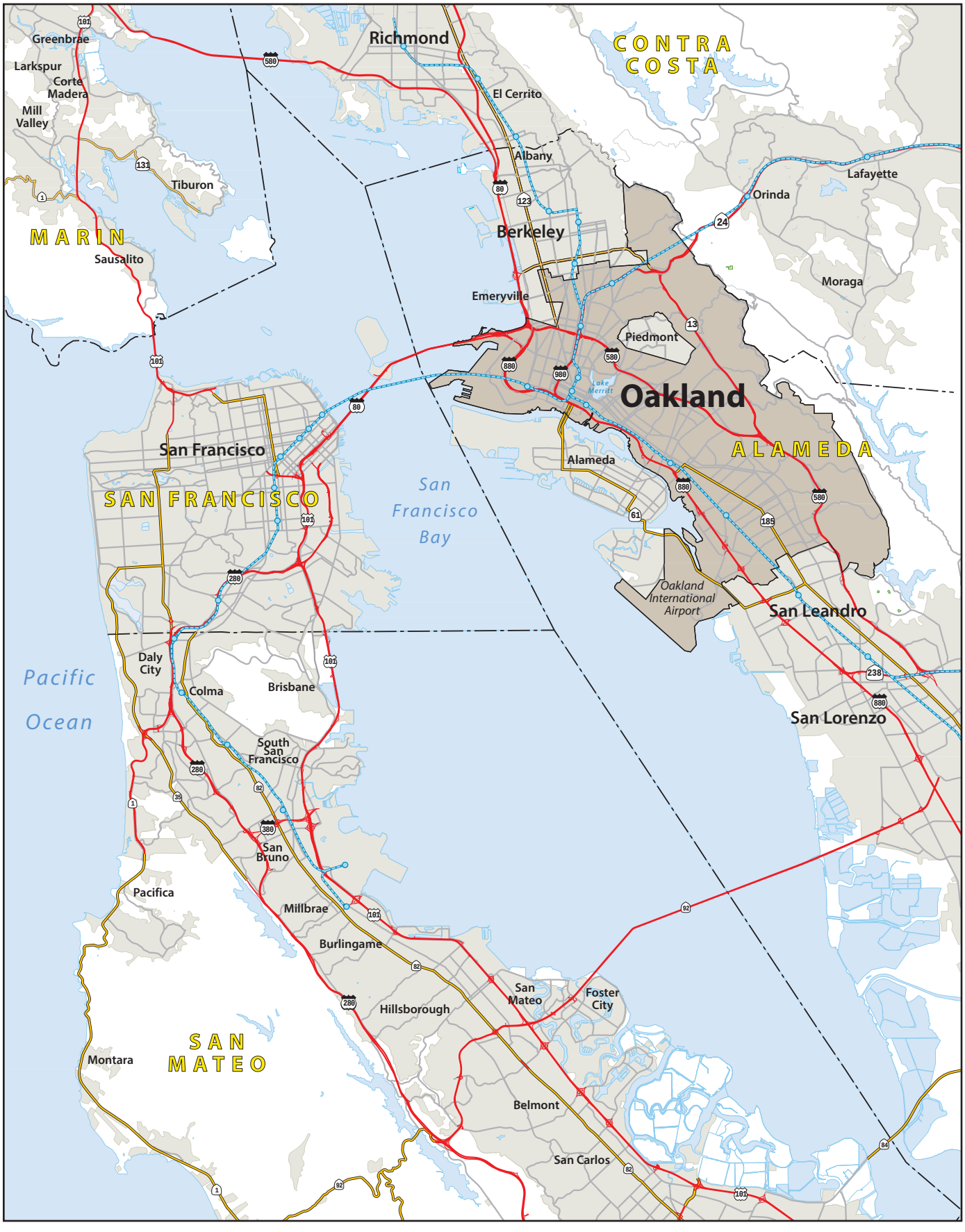
The City is also undertaking an update to its Land Use and Transportation Element, in tandem with this Housing Element, to promote a land use pattern and policies that will help accelerate and target housing production. Like many other Bay Area cities, nearly every property in Oakland has

been developed, with few "greenfield" (not yet developed) sites within its limits or at its borders, meaning that housing development will primarily rely on development and redevelopment of "infill" sites. Within the city limit, there are approximately 29,700 acres (46.4 square miles) of land, including residential, commercial, and industrial developments, as well as public facilities, including parks, schools, and an international airport. The Housing Element applies to land within city limits, depicted in Figure 1-1.

Callout: Environmental Justice and Racial Equity Baseline

The Environmental Justice and Racial Equity Baseline, published in March 2022, identifies and details disparities by race and by geography that can be influenced directly or indirectly by the General Plan. The findings in the Environmental Justice and Racial Equity Baseline identify environmental justice and racial equity existing conditions and inform conversations between City staff and members of the public. In parallel with the Housing Element, this baseline will be used as a starting place for policymaking related to environmental justice, safe and sanitary housing, and other community equity issues.

Figure 1-1: Regional Location



1.2 Purpose of the Housing Element

The 2023-2031 Oakland Housing Element is one component of a larger effort: an update to the City of Oakland General Plan. The General Plan Update will create Oakland's 2045 General Plan and is a "once-in-a-generation" opportunity for all Oaklanders to work together to create a visionary blueprint for the city's future over the next 20 years. The Oakland 2045 General Plan will be made up of several "elements" covering a wide range of topics important to the future of Oakland, including environmental justice, land use and transportation, open space, noise, conservation, and safety.

The 2023-2031 Housing Element sets forth the City's housing priorities and goals—as well as its vision for both short- and long-term development—to create a fair and just city. State law mandates that the Housing Element be updated every eight years to reflect changing conditions, community objectives, and goals. The key components of the Housing Element include an evaluation of whether the City has sufficient zoned capacity to accommodate required housing production at all affordability levels, an assessment of whether the geographic distribution of that capacity will either further entrench or help to ameliorate existing patterns of segregation, and finally a set of programs and policies to address any shortfalls and to reduce identified constraints to the maintenance , improvement, and development of housing. This Housing Element also provides an evaluation of the 2015-2023 Housing Element, including an assessment of prior programs and strategies.

HOUSING ELEMENT: COMPONENTS

In California, all cities must adopt a General Plan composed of at least seven elements, including the Housing Element. All cities must also incorporate environmental justice into the General Plan. Oakland has chosen to adopt an Environmental Justice Element while also incorporating environmental justice goals into each element, including the Housing Element. While the Housing Element is influenced by State law, it is essentially a local document. The Oakland Housing Element, in tandem with the rest of the General Plan Update, is designed to assess and shape the community's housing progress and needs.

Nonetheless, among all General Plan elements, the State of California has the most extensive set of requirements pertaining to housing elements. In accordance with State law, the Housing Element must include:

- A description of outreach conducted in preparation of the element
- An analysis of progress in implementing the previous Housing Element and effectiveness of its programs and actions
- An assessment of existing and projected housing needs
- An analysis of special housing needs, such as those of older adults and people with disabilities
- An analysis of existing assisted housing units at risk of conversion from affordable to market rate
- An analysis and inventory of resources and constraints relevant to meeting housing needs

- An affirmatively furthering fair housing (AFFH) analysis, which guides the analysis of each set of requirements
- An inventory of adequate sites suitable for construction of new housing sufficient to meet needs at all economic levels
- A program that sets forth specific actions to address housing needs, with identification of responsible agencies and timelines

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Oakland's Housing Element was last updated in 2015 and covered the years 2015-2023. The current Housing Element update reflects the Regional Housing Needs Assessment (RHNA) as determined by the Association of Bay Area Governments (ABAG) for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (State HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, ABAG then distributes a "fair share" portion of that allocation to each local jurisdiction. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Oakland must identify sites sufficient to accommodate 26,251 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1.

A total of 6,511 units must be affordable to households making less than 50 percent of area median income (AMI), 3,750 units must be affordable to households making between 50 and 80 percent of AMI, 4,457 units must be affordable to households making between 80 and 120 percent of AMI, and 11,533 units must be affordable to households making over 120 percent of AMI. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Income Range*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	<$46,287	6,511	24.8%
Extremely-Low-Income (<30% AM part of Very-Low-Income in previous row)[2]	*<$27,772*	*3,256*	-
Low-Income (51-80% AMI)	$27,773-$74,059	3,750	14.3%
Moderate-Income (81-120% AMI)	$74,059-111,089	4,457	17.0%
Above-Moderate-Income (>120% AMI)	>$111,090	11,533	43.9%
Total		**26,251**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

HOUSING ELEMENT: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017) provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.

- AB 686 (2018) requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.

- AB 215 (2021) extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.

- AB 1398 (2021) revises the consequences for local governments that miss the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.

- AB 1304 (2021) clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH) requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

ENVIRONMENTAL REVIEW

The Housing Element update is being accompanied by an Environmental Impact Report (EIR), which analyzes the potential impacts attributable to the Housing Element update, as well as the Safety and Environmental Justice Elements and related Planning Code, General Plan, and Zoning Map amendments.

1.3 Oakland's Housing Approach

Two important components of the Housing Element include a plan to address Oaklanders' housing needs, and an inventory of sites suitable for housing development at all income levels, based on Oakland's 6th cycle RHNA.

HOUSING ACTION PLAN

This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 of the Housing Element and is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

The goals include:

1. **Protect Oakland Residents from Displacement and Prevent Homelessness:** Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.

2. **Preserve and Improve Existing Housing Stock:** Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.

3. **Expand Affordable Housing Opportunities:** Facilitate the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, provide a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. Locate new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and remove constraints to affordable housing development.

4. **Address Homelessness and Expand Resources for the Unhoused:** Recognize housing as a human right. Reduce homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

5. **Promote Neighborhood Stability and Health:** Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities.

The goals, policies, and actions form the Housing Action Plan for the 2023-2031 planning period and transform this framework into impactful action.

HOUSING SITES INVENTORY

The Housing Element also presents an inventory of housing sites suitable for new homes in Oakland at all income levels. To do this, the inventory includes:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units and other types); and

- Opportunity sites where additional development could occur. Opportunity sites were selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected so as to reduce segregation and increase affordable development in high resource neighborhoods, where possible.

Chapter 3 provides a summary of the inventory approach and Appendix C includes the detailed site inventory. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures. As just a few examples, the Housing Action Plan proposes:

- Developing zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods (Action 3.2.1);

- Reducing constraints to the development of accessory dwelling units (Action 3.2.5);
- Implementing an affordable housing overlay zone (Action 3.3.5);
- Revising development standards, including allowable building heights, densities, open space, and setback requirements (Action 3.4.1); and
- Revising conditional use permit requirements in RD-2 and RM zones (Action 3.4.2).

The Housing Action Plan and Housing Sites Inventory remain a work in progress with the intent of soliciting feedback from members of the community and refining the goals, policies, and actions to reflect both local priorities and State obligations.

1.4 Organization and Summary of the Housing Element

The Housing Element is divided into four chapters: an Introduction, a Summary of Public Participation, a Summary of the Housing Sites Inventory, and the Housing Action Plan. In addition, there are several technical appendices that provide extensive detail on a range of topics, including many of the checklist items mandated by state law. This includes an evaluation of the City's 2015-2023 housing element, an assessment of housing needs, resources, and constraints, and the comprehensive housing sites inventory. A summary of the findings from each technical appendix is provided in the main body of the Housing Element. It is organized as follows:

- **Chapter 1 – Introduction:** Provides an overview of State requirements, a summary of the organization of the Housing Element, and an explanation of the Housing Element's relationship to the General Plan.
- **Chapter 2 – Public Participation:** Provides a description of the public participation process and a summary of community outreach activities.
- **Chapter 3 – Summary of the Housing Sites Inventory:** Summarizes the City's ability to accommodate the RHNA on available land, and the selection of sites in light of AFFH requirements.
- **Chapter 4 – Housing Action Plan:** Institutes the goals, policies, and actions of the 2023-2031 Housing Element, and provides quantified objectives. The Plan includes five goals: protect Oakland residents from displacement and prevent homelessness; Preserve and improve existing affordable housing stock; Expand affordable housing opportunities; Address homelessness and expand services for the unhoused; and Promote neighborhood stability and health.
- **Appendix A – Evaluation of the 2015-2023 Oakland Housing Element:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element. While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland

further recognizes that many cities in the Bay Area region have failed to meet market rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland.

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

- **Appendix C – Sites Inventory:** Outlines the selection and capacity methodology used to identify sites to accommodate the RHNA. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas.

- **Appendix D – Assessment of Fair Housing:** Identifies fair housing issues and solutions to meet Oakland's AFFH mandate. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, rendering varying levels of opportunity for protected classes. While access to transit may be enjoyed by all protected classes, access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing

homelessness increased 83 percent between 2017 and 2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population. The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.

- **Appendix E – Housing Resources and Opportunities:** Assesses the City's financial and administrative resources available for future housing development. This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

- **Appendix F – Housing Constraints:** Analyzes governmental and non-governmental constraints to the development of housing. Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity, and the availability of concessions for market rate housing and community perception that these concessions limit the encouragement of affordable housing development. Both market rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, and the high cost of land, materials, and labor in Oakland.

- **Appendix G – Opportunities for Energy Conservation:** Presents opportunities to develop housing in a sustainable manner. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger. Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs.

- **Appendix H – Glossary.** The glossary defines key terms used in the Housing Element.

- **Appendix I – Reserved for Public Outreach Materials**

1.5 Relationship to Other General Plan Elements

State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583(c)(8)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

As described above, the City is undergoing a comprehensive update to the General Plan. The General Plan update is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, which are due by the beginning of 2023, as well as preparation of a Racial Equity Impact Assessment, Zoning Code and Map update, and a new Environmental Justice Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by 2025.

The Land Use and Transportation Element (LUTE) of the Oakland General Plan was last revised in 1998. The vision and specific policies contained in the LUTE seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation. Most of the housing to be provided in Oakland will result from the development or redevelopment of underutilized and infill parcels. In addition, rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing.

The goals, policies, and programs contained within this Housing Element will also inform the strategies included in the updated LUTE. As the Housing Element will be adopted prior to the LUTE update, the general distribution, location and extent of land uses as well as population density and building intensity standards carried out by the current Planning Code are used to determine the City's ability to accommodate residential development. Some initial amendments to the Land Use Element and Planning and Zoning Code along with initial zoning map changes will be made during Phase I; this will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Anticipated development on these sites is expected to be in compliance with updated policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The policies in the other updated General Plan elements will advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other updated General Plan elements. Evaluation of General Plan consistency will be made as part of adoption of the Housing Element. As other elements as part of Phase 2 are developed, consistency will be achieved and maintained as part of General Plan adoption and maintained through any General

Plan amendments. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

1.6 Sources of Information

In preparing the Housing Element, various sources of information were utilized. As a starting point, the Element used ABAG-prepared local data and AFFH package pre-certified by State HCD for use in sixth cycle housing elements, which provides the basis for population and household characteristics and affirmatively furthering fair housing resources. Where necessary, several additional and more current sources are used to provide reliable updates of the ABAG data package. The sources used in the ABAG data package and many additional sources are listed below. Public input from members of the public, community-based organizations (CBOs), and community leaders, was also a key source of information for this Housing Element. More details on what information was collected from these partners can be found in Chapter 2.

1. ABAG Pre-Certified Housing Needs Data Package, 2021
    a. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files
    b. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
    c. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; Residence Area Characteristics (RAC) files, 2002-2018
    d. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
    e. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
    f. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
    g. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); Consumer Count by California ZIP Code and Residence Type (2020)
    h. California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
    i. California Department of Finance, E-5 series
    j. California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
    k. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021
    l. California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020)
    m. California Housing Partnership, Preservation Database (2020)
    n. Zillow, Zillow Home Value Index (ZHVI)
2. Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021
3. Home Mortgage Disclosure Act Data, 2012-2020

4. HUD, CHAS ACS tabulation, 2013-2017 release
5. HUD, Fair Market Rent, 2019
6. HUD, AFFHT0006 Table 12, July 2020
7. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
8. California Department of Finance, P-2 series
9. California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022
10. California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019
11. California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022
12. HCD, AFFH Data and Mapping Resources, 2021
13. HCD, State Income Limits, 2021
14. HCD, Qualified Entities, May 2021
15. TCAC, Nine Percent Application, 2022
16. TCAC, Project Staff Reports 2017-2020
17. ABAG-MTC, Existing and Planned Transit Stops, 2021
18. ABAG-MTC, Final RHNA Plan, December 2021
19. Alameda County, Assessor Parcel Data, 2021
20. Alameda County, Historic Assessor Parcel Data, 2014-2015
21. Alameda County, Regional Analysis of Impediments to Fair Housing Choice (AI) for FY 2020/21-2024/25
22. Alameda Housing Authority, Utility Allowance Schedule, 2021
23. EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021
24. EBMUD, Water Shortage Contingency Plan, 2020
25. City of Oakland, Planning Code, 2022
26. City of Oakland, Staff Reports, 2019-2021
27. City of Oakland, Accela Building and Planning Permits, March 2022
28. City of Oakland, Building Bureau Code Enforcement Division, FY 2020-2021
29. City of Oakland, Building & Planning Department, 2022
30. City of Oakland, Equitable Climate Action Plan, 2020
31. City of Oakland, Housing & Community Development Strategic Action Plan, 2021-2023
32. City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021;
33. City of Oakland, Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020)
34. City of Oakland, Oakland Equity Indicators Report, 2018
35. City of Oakland, Department of Housing and Community Development, Five Year Strategic Consolidated Plan: Annual Action Plan, 2018-2019
36. City of Oakland, Impact Fee Annual Report, December 24, 2021
37. City of Oakland, Resilient Oakland Playbook, October 10, 2016
38. City of Oakland, 2016-2021 Local Hazard Mitigation Plan (LHMP)
39. Oakland Housing Authority, Draft Making Transitions Work Annual Plan, FY 2023
40. Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020
41. Oakland Housing Authority, August 2021

42. City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020
43. City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021
44. City of Richmond, Master Fee Schedule, July 2020
45. City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021
46. City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021
47. Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 10, 2020
48. Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021
49. California Housing Partnership, Preservation Database, February 2022
50. Urban Displacement Project, 2018 and 2019
51. National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020
52. Yelp, 2022
53. Zillow, Mortgage Rates, October 2021
54. Zillow, ZHVI, December 31, 2010, and December 31, 2020

2 Public Participation

Inclusive engagement and public participation have been key to the preparation of Oakland's Housing Element. Public participation is an ongoing process that will continue to occur as the General Plan is updated. Outreach completed as part of phase 1 of the update process will continue to inform phase 2 of the General Plan update. All community outreach is conducted through a racial equity lens to identify actions to affirmatively further fair housing, increase community assets, decrease pollution exposure, and improve overall health.

The community engagement effort is composed of an extensive outreach process that seeks to engage stakeholders throughout the community, with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and often most negatively impacted by City policies and represents a diligent effort to include public participation from all economic segments of the community, consistent with outreach requirements under AB 686. All community input shared will be used to "ground truth" data based on peoples' lived experience, inform areas of focus for General Plan elements, and guide development of General Plan policies. Outreach that informed the development of this Housing Element is summarized in the following chapter, and materials used in the outreach process are included in Appendix I.

2.1 Summary of Community Outreach Activities

GENERAL PLAN UPDATE OUTREACH

The City, based on feedback received from community members, implemented an innovative approach to collaborating with consultants on the General Plan Update. The City partnered with both a Community Consultant Team – Deeply Rooted Collaborative and a Technical Consultant Team – Dyett and Bhatia, to ensure a planning process that 1) meets state deadlines and requirements for the GPU and 2) dedicates significant resources to deep and meaningful community engagement. The Community and Technical Consultants coordinated closely. The team leads meet weekly, and the entire project team meets biweekly to share key findings and provide feedback. Both Community Consultant and Technical Consultant outreach and feedback is incorporated into all components of the Housing Element. This approach aligns with advancing the City's critical mission of creating a just and fair City for all (Oakland Municipal Code Section 2.29.170.1).

Community engagement efforts for the General Plan Update include an extensive and inclusive outreach process, engaging stakeholders throughout the community with additional resources

dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and most negatively impacted by City policies.

The Deeply Rooted Collaborative focuses on engagement with the following key communities and geographic areas:

- Communities: Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices
- Outreach Geographies: Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio

Deeply Rooted has three organizations providing central support through the design and coordination of the overall structure for community engagement, providing technical assistance and community education in planning, and administrative support.

- EastSide Arts Alliance | Cultural Programming Partner
- Just Cities | Technical Assistance/Community Education Partner
- Urban Strategies Council | Administrative Partner

The Deeply Rooted Collaborative in partnership with community partners as shown in Figure 2-1. Deeply Rooted's community partner roles are listed in Table 2-1.

Figure 2-1: Deeply Rooted Collaborative



*The Village operates as a network of encampments across Oakland without one address.

Table 2-1: Deeply Rooted Collaborative Community Partner Roles

Community Partner	*Community/ Outreach Geography*
The Black Cultural Zone Community Development Corporation	Black Community | East Oakland
CURYJ	Formerly incarcerated, Black and Latinx | Fruitvale
House/Full of Black Women/ Deep Waters Dance Theater	
Lao Family Community Development, Inc	Southeast Asian American community
Malonga Arts Residents Association (MARA)	Black and Brown communities, and partnership with members in Chinatown
Oakland Asian Cultural Center (OACC)/ API Cultural Center	Asian American community| Chinatown
Unity Council	Latinx community | Fruitvale
The Village in Oakland	Unhoused curbside communities in North Oakland, West Oakland, Downtown, and East Oakland
West Oakland Environmental Indicators Project.	Environmental Justice | West Oakland
Black Arts Movement Business District, CDC (BAMBD, CDC)	West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders

Community Engagement and Outreach Summary

A variety of outreach activities such as workshops, focused discussions, pop-ups, open houses, porch chats, and community hub events are planned throughout the entire process. All community input shared will be used to ground truth data based on peoples' lived experience, inform areas of focus for the update of General Plan elements, and guide development of General Plan policies.

Input related to housing overlaps with many General Plan topic areas and will be incorporated into both the eight-year Housing Element Update as well as into elements with a longer planning horizon, such as the Land Use and Transportation, Environmental Justice, and Safety Elements. A summary of the General Plan update project schedule is provided in Chart 2-1. Information on all community engagement events, including engagement summaries; workshop and townhall presentations, recordings, meeting summaries; and discussion group summaries, are provided via the General Plan Update website at https://www.oaklandca.gov/topics/meetings-and-events. A summary of these engagement activities is described below:

- **Popup and Community Hub Events:** Since November 2021 to March 2022, the GPU Deeply Rooted Collaborative has conducted pop-up events in Eastmont, Fruitvale, San Antonio, Chinatown, West Oakland, and Downtown. For example, in West Oakland these events have been porchside chats and a pop-up at Hoover Elementary. Engagement has also been integrated into larger community events like the Oakland Asian Cultural Center's (OACC) Asian Pacific New Year Celebration and the Black Joy parade. At these community-embedded events, the team has engaged with over 1006 people, with a majority being individuals from communities of color. These events sought to hear community concerns, ideas and solutions through interviews and focus group conversations. Community concerns that rose to the top included affordability,

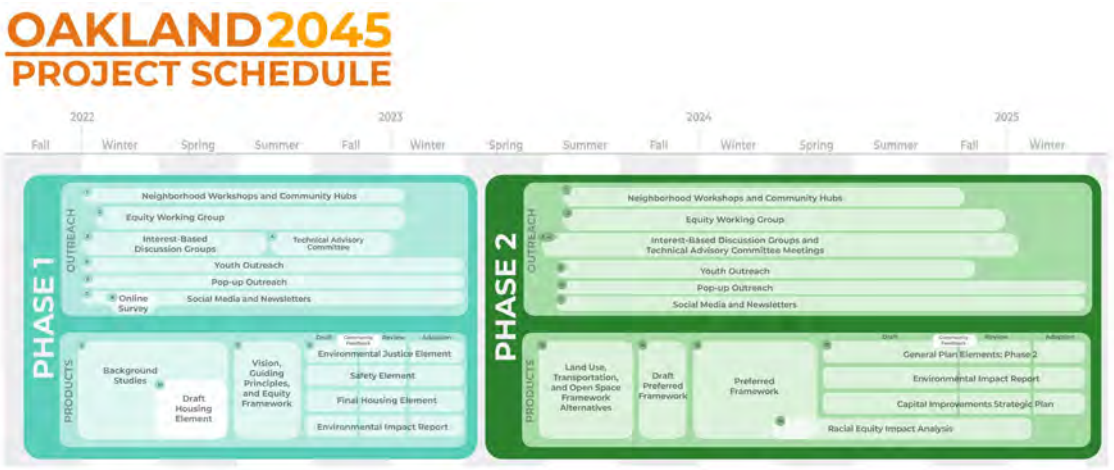
displacement, disinvestment, housing quality, pollution (industry and cars), lack of parks, collisions, and illegal dumping.

- **Townhalls**: Two townhalls were held on March 26, 2022, and April 7, 2022. The townhall on March 26, 2022, introduced the General Plan Update process and gathered community input on a vision for the City in 2045, as well as local issues and opportunities that should be addressed in the General Plan. The townhall on April 7, 2022, focused on equity across all issues, with a special focus on EJ and safety priorities in the City.
- **Community Education Workshops:** Two community education workshops were hosted on April 8, 2022, and April 9, 2022, and organized by the Deeply Rooted Collaborative Community Engagement partner to review the past and present policies that led to today's conditions in housing and environmental justice. Over 100 people attended the workshops. Speakers included Oakland unhoused leader Needa Bee (The Village in Oakland), EJ leader Ms. Margaret Gordon (West Oakland Environmental Indicators Project), Margaretta Lin (Just Cities) and Diana Benitez (Just Cities). Attendees shared their frustration regarding ongoing displacement and disinvestment and various community-centered solutions that would bring much needed resources to communities of color in Oakland without displacement.
- **Youth Engagement:** Youth engagement for the GPU will take the form of a Deeply Rooted Fellowship with 15 – 20 fellows. The Fellowship will be a 2-to-3-year commitment and fellows will be provided with a monthly stipend. Planning, design, and training of the fellowship program will be done in coordination with Y-Plan. Fellows will coordinate with the Oakland Youth Advisory Commission (OYAC) and will be engaged in outreach activities such as community-based events, presentations to the community and schools, and social media outreach. Recruitment began in April 2022 with tentative commencement of the Fellowship in May 2022.
- **Neighborhood Group Meetings:** Staff are working with Neighborhood Service Coordinators to present at Neighborhood Crime Prevention Councils (NCPCs) on topics including housing, environmental justice, industrial lands and safety and natural hazards and receive feedback. Staff have presented at several NCPCs and will continue to engage and obtain feedback. Staff are presenting to other Neighborhood – Community groups, faith-based organizations, and at other community congregation events as well.
- **Equity Working Group:** Convened by the Deeply Rooted Collaborative, the Equity Working Group (EWG) is comprised of 20 diverse community members who will 1) Identify the major challenges and impacts of the General Plan (housing, safety, environmental justice, land use, transportation, and parks) and 2) Advocate for solutions that advance equitable and healthy communities for Oakland residents. Each member will receive a stipend. 20 EWG members who met the following criteria were selected through an interview process from a total of 66 applicants:
  - Hard to reach communities: People from communities that the City traditionally has trouble engaging with including Indigenous, unhoused, formerly incarcerated, low-income, Asian, Black, Latinx, multiracial, people with disabilities, undocumented, and people experiencing environmental injustices.
  - In target geographic areas of: West Oakland, East Oakland, Chinatown, and Fruitvale.

  - Age diversity: People at different stages of their lives to ensure varied knowledge and experiences.
  - Diversity of gender and sexual orientation: To ensure women's and LGBTQ+ perspectives are included in this process.
  - People who own small businesses in Oakland.

- **Technical Advisory Committee:** The Technical Advisory Committee (TAC) is comprised of internal City department representatives as well as other Oakland-based, neighboring, and regional governmental agency representatives. The TAC serves to advise on key strategies to address Oakland's big issues related to housing, environmental justice, safety, and other topics; review community input collected at key points in the process; and inform, discuss, and provide technical direction on policies and actions. The second TAC meeting was held on March 7, 2022 and TAC members provided recommendations for housing strategies/actions for housing production, preservation, and protections.
- **Study Sessions with Official Decision-Making Bodies:** The Planning Commission, City Council, and various boards and commissions are active participants in the GPU and will have opportunities to provide direction at each Stage in the process. The project team will continue to check in with these decision-making bodies at key milestones to ensure that the project remains on the right track in terms of process, direction, and overall vision. Engagement will take the form of study sessions and informational presentations to review products and generate feedback on drafts. The Planning Commission and Special Community & Economic Development Committee met on February 2nd and February 22nd to discuss potential housing site locations and recommended housing strategies and actions.

Chart 2-1: Oakland 2045 Project Schedule



HOUSING ELEMENT OUTREACH

To supplement efforts that were part of the General Plan update, a series of targeted activities related to housing were held prior to the release of the public Draft Housing Element. Additional opportunities for feedback will occur after plan release as well. These efforts are summarized in Chart 2-2 and described below:

Chart 2-2: Housing Element Outreach Timeline



Housing Workshops: The team hosted three virtual housing workshops on February 10, 2022, February 17, 2022, and March 12, 2022, with one additional workshop planned to allow for the opportunity to give feedback on the Draft Housing Element. Approximately 200 people participated in these three virtual workshops. The first workshop provided background information on the General Plan, the Housing Element, and housing sites inventory requirements. Workshop 2 sought to gather input on potential housing programs. Workshop 3 focused on community input on strategies to preserve existing affordable housing, protect

tenants, and prevent displacement. Workshop 4 was held on May 12, 2022, and sought Oaklanders' input on housing sites and proposed strategies included in a public review Housing Element draft before sending it to the California Department of Housing and Community Development (HCD). Summaries of these workshops are included in Appendix I.

Discussion Groups: A series of focus group discussions were held on the housing-related topics to solicit targeted feedback from organizations and individuals with direct experience with housing provisions and housing-related services. Discussion participants included organizations that may not have traditionally participated in the past including housing justice advocates, tenant rights organizations, faith-based organizations, and other community organizations.

Summaries of these meetings, including the names of participating groups, are provided in Appendix I; see below for the themes of the discussion groups:

- Focus Group Discussion 1 (February 2, 2022): Housing Sites
- Focus Group Discussion 2 (March 10, 2022): Production, Preservation, and Protections
- Focus Group Discussion 3 (*Forthcoming – placeholder*)

Housing Element Update Survey

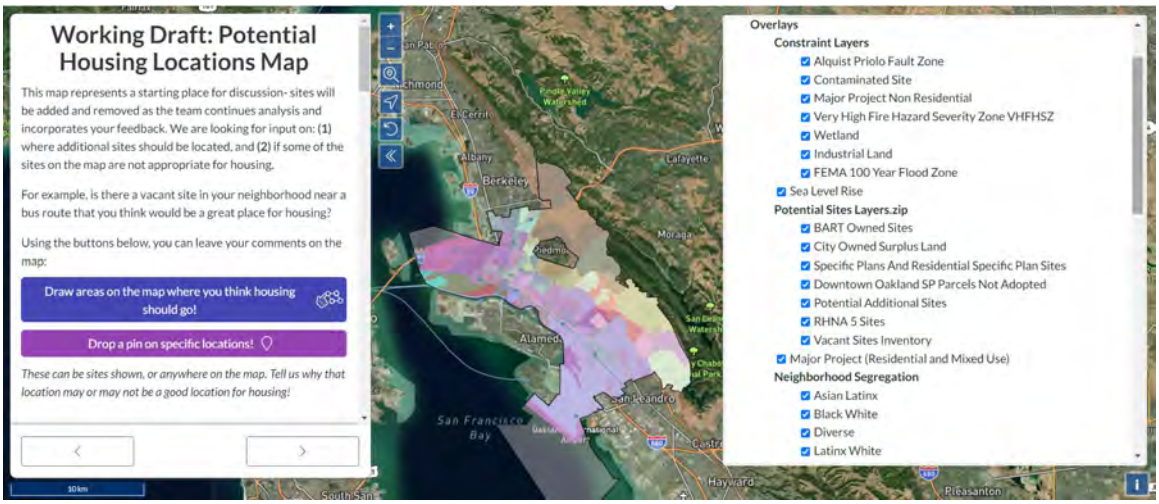
The Oakland Housing Element Update Survey accompanied the first housing workshop on planning where housing should go. The survey was open from February 11, 2022 through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland.

The interactive map in the survey displayed the initial sites under consideration for the Housing Element and focused on identifying community priorities and recommendations for additional locations. See Figure 2-2 below for a snapshot of the interactive map. As an optional component of the survey, respondents were asked to describe their zip code, and race or ethnicity. The results of this survey guided the selection of sites identified in Chapter 3 and Appendix C, and a summary of the survey's findings is provided in Appendix I.

Draft Housing Element Plan Release

The Draft Housing Element was released on May 12, 2022 and was made available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element. The City also created an interactive Konveio page so the community could read, post comments, and submit questions on the Draft Housing Element and Appendices. The city has opted to continue to allow the public to comment on the draft throughout the community outreach and Housing Element preparation process. During the public review period, a fourth Housing Element workshop was held on June 9th to describe the community outreach process and Housing Element content (with particular focus on the Sites Inventory and Housing Action Plan) and provide opportunity for the members of the public to ask questions. The City received 18 letters from Oakland residents and organizations.

Figure 2-2: Interactive Map Survey Snapshot



ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The assessment of fair housing contained in Appendix D relies in part on outreach done in preparation of Alameda County's 2020 to 2024 Regional Analysis of Impediments to Fair Housing Choice (AI).[1] Historically, Oakland has prepared its own AI every five years as a U.S. Department of Housing and Urban Development (HUD) requirement. However, in 2020, the City joined various Alameda County cities and Housing Authority agencies to complete a regional AI.

A year-long community engagement process for the 2020 to 2024 AI consisted of three meetings and a seven-page survey between June 2019 – November 2019. The survey was translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include racial and ethnic minorities, people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses. Key data from the 2020 to 2024 AI is used in the Assessment of Fair Housing in Appendix D: Affirmatively Furthering Fair Housing.

[1] Alameda County, "Regional Analysis of Impediments to Fair Housing Choice." February 2020. Accessible at https://cao-94612.s3.amazonaws.com/documents/ALAMEDA-COUNTY-REGIONAL-ANALYSIS-OF-IMPEDIMENTS-TO-FAIR-HOUSING-Final-AI_Combined_2-24-20.pdf

2.2 Public Participation Themes

Across discussion groups, workshops, and other community engagement events, several key themes emerged that informed development of this Housing Element Update's goals, policies, and actions. This list is not comprehensive, but the key themes listed below are reflected in the overarching goals identified in Chapter 4: Housing Action Plan. The goals, policies, and actions seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

- **Address Homelessness: "Housing is a Human Right."** A common refrain from participants was that Oakland should recognize housing as a human right and focus on addressing the homelessness crisis. As experts from the National Law Center on Homelessness and Poverty note, "a right to adequate housing is not a requirement that states build free housing for the entire population, rather, it devotes resources and protective measures to prevent homelessness, discrimination, and promote permanent stable housing."[2] Participants expressed distrust with the City and frustration with the current unaffordability of housing and ongoing displacement. They suggested a wide variety of strategies to house the unhoused community, including treating unhoused populations with dignity, stopping the current encampment management policy, more flexible building types, temporary units, permanent supportive housing, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including a moratorium on market rate housing to balance the speed at which housing is built with the need to ensure that new housing is high-quality, affordable, and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services. The Housing Element incorporates this input in the following ways:
  - **Goals:** 1, 2, 3, 4
  - **Policies:** 1.1, 2.2, 3.1, 3.3, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3
  - **Actions:** 1.1.1 through 1.1.13, 2.2.1 through 2.2.8, 3.1.1, 3.1.2, 3.3.1 through 3.3.7, 3.3.9, 3.3.11 through 3.3.15, 3.3.17, 3.3.18, 3.5.1 through 3.5.3, 3.6.1, 3.6.2, 3.6.5, 3.7.1, 3.7.2, 3.7.4, 3.7.6, 4.1.1 through 4.1.5, 4.2.1 through 4.2.5, 4.3.1 through 4.3.4
- **Protect Oakland Residents from Displacement and Preserve Existing Affordable Housing.** Over the last two decades, housing costs in Oakland have risen dramatically – meaning many Oakland residents cannot afford to buy or rent a home within their own neighborhood. Participants expressed frustration with increasing displacement pressures while the stock of affordable housing throughout the city decreases, including both subsidized housing and "naturally occurring affordable housing" – or unsubsidized housing that is affordable at market prices. Participants also discussed how Oakland's

[2] https://www.kqed.org/news/11801176/what-would-housing-as-a-human-right-look-like-in-california

cultural institutions and history are at risk of loss due to continuing gentrification. To mitigate the pressures of displacement and gentrification, Oakland residents suggested a number of potential anti-displacement strategies, including enhanced rent stabilization measures, stronger just cause for eviction protections, increased enforcement of anti-harassment tenant protections, and historic preservation programs to preserve cultural institutions. Participants also discussed ways to preserve the city's existing affordable housing stock, including the implementation of a Community/Tenant Opportunity to Purchase Act, innovative solutions to maintain permanent affordability like community land trusts, additional acquisition and conversion to affordable housing efforts, live/work preferences for Oakland residents, and programs to physically rehabilitate homes to allow long-time residents to enjoy new community amenities. Participants also pointed to a need for better data collection to ensure accountability and to better understand and target anti-displacement resources. The Housing Element incorporates this input as through the following goals, policies, and actions:

  - **Goals:** 1, 2
  - **Policies:** 1.1, 2.1, 2.2, 3.5
  - **Actions:** 1.1.1 through 1.1.13, 2.1.1 through 2.1.6, 2.2.1 through 2.2.8, 3.3.12, 3.3.18, 3.5.1, 3.5.2, 3.5.4

- **Focus on Building more Housing Affordable to Extremely Low, Very Low, Low, and Moderate Incomes.** Producing new affordable and deeply affordable housing options was identified as a key strategy to prevent displacement. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to build more inclusive neighborhoods add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, inclusionary zoning, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of additional dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects. Other recommendations included creating housing commission and neighborhood planning councils for ongoing resident leadership to decide the kind of housing development. The City of Oakland recognizes the need to increase housing supply generally, and, with priority given to increasing housing affordable to very-low-, low-, and moderate-income households in the following ways:

  - **Goals:** 3
  - **Policies:** 3.1 through 3.8
  - **Actions:** 3.1.1, 3.1.2, 3.2.1 through 3.2.5, 3.3.1 through 3.3.18, 3.4.1 through 3.4.10, 3.5.1 through 3.5.4, 3.6.1 through 3.6.5, 3.7.4 through 3.7.6

- **Address Housing Quality Issues.** Housing quality issues can have detrimental impacts on people's physical and mental health. Through neighborhood outreach processes, many Oaklanders described housing quality issues they were living with, such as overcrowding, unsafe building conditions, and lack of maintenance, caused by landlord neglect, lack of

funds for upkeep or housing burden, or fear of reporting these issues. Community-recommended strategies to address these issues included programs/grants to landlords and homeowners to make repairs; universal design to allow all Oaklanders to remain in their homes as they age, or to help mobility-impaired residents; and tax credits or programs to address other housing habitability concerns, like indoor air quality. The Housing Element addresses housing quality issues in the following ways:

  - **Goals:** 2, 5
  - **Policies:** 2.1, 5.2
  - **Actions:** 2.1.1 through 2.1.6, 3.3.12, 5.2.1, 5.2.5

- **Keep Oakland Communities Together.** All Oakland neighborhoods are deserving of high-quality amenities, more affordable housing, and other public investments, especially in areas that have suffered from disinvestment of the past. However, **c**oncerns about gentrification and displacement associated with new investment were top of mind for many Oaklanders. Scores of people expressed how difficult it was to pay the rent in light of rising costs. People who have long generational roots in Oakland have been displaced but continue to come to Oakland to be with community and work. This includes a significant loss (30 percent) of Oakland's Black population from 2000 to 2019. As some community members noted, Oakland neighborhoods are like villages where people care for and nurture each other, and displacement means these villages are fragmented, and culture is lost. Oaklanders recommended creative ways to bring back displaced people as homeowners, such as support for co-ops, land trusts, and shared multi-unit buildings. Other creative ways to prevent displacement include creation of cultural district/anti-displacement zones, a human health/socioeconomic impacts analysis to analyze displacement and homeless impacts of market rate projects before the City provides permits or zoning changes. Another way they saw keeping Oakland communities together was through investment to the most impacted communities via municipal reparation to redress Oakland's history of eminent domain and urban renewal and for Black Americans who are descendants of chattel slavery. The Housing Element addresses displacement and cultural preservation in the following ways:

  - **Goals:** 1, 2, 5
  - **Policies:** 1.1, 2.2, 3.5, 5.1, 5.3
  - **Actions:** 1.1.1 through 1.1.13, 2.1.4, 2.2.1 through 2.2.8, 3.2.2, 3.3.8, 3.3.12, 3.3.18, 3.5.1 through 3.5.4, 5.1.1 through 5.1.3, 5.3.1 through 5.3.3

- **Building in Accountability and Success Metrics.** Oaklanders desire more transparency around housing issues and actions in the City, and to be heard by elected officials and City departments stressing the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals. The Housing Elements aims to increase transparency and accountability in the following ways:

  - **Goals:** 1 through 5
  - **Policies:** 1.1, 2.1, 3.2, 3.3, 3.7, 4.1, 4.2, 4.3, 5.1, 5.2
  - **Actions:** 1.1.7, 1.1.8, 2.1.3, 3.2.5, 3.3.17, 3.3.13, 3.7.1, 4.1.2, 4.2.4, 4.3.1, 5.1.1, 5.1.2, 5.1.3 5.2.9

3 Summary of the Housing Sites Inventory

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the city's regional housing need allocation by income level. This inventory is known as the Housing Sites Inventory ("Inventory"). This chapter provides a summary of the full Sites Inventory, available in Appendix C.

3.1 Regional Housing Needs Allocation

As required by State housing law, all California cities and counties must plan for the housing needs of all their residents, at various income levels. This number is called the Regional Housing Needs Allocation (RHNA). For the planning period 2023 to 2031 (also known as the 6th housing cycle), Oakland must plan for 26,251 new units, or approximately six percent of the total allocation for the nine-county Bay Area region. While Oakland's allocation is a 77.8 percent increase from the prior cycle's allocation of 14,765 new units, many nearby jurisdictions have been assigned an increase as compared to their prior allocation significantly higher than Oakland's increase. This is in alignment with the regional goal of ensuring all cities and counties are affirmatively furthering fair housing. Table 3-1 shows the income breakdown of the RHNA with an additional buffer, as recommended by the State, to account for any loss due to reductions in density.

Table 3-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need, pursuant to Government Code Section 65583(a). Although extremely-low-income housing need is not explicitly projected in the RHNA, this group often requires the most subsidy and assistance to generate a sufficient number of housing units.

Source: ABAG, Final RHNA Plan, December 2021

3.2 Capacity to Accommodate the RHNA

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. This rezoning proposal will unlock new sites that can accommodate affordable housing within high resource neighborhoods. Sites included in the inventory reflect those that are most likely to develop during the planning period and meet the RHNA; sites that are newly made available by one of the rezoning efforts identified in the Housing Action Plan are not considered as part of this inventory since they do not reflect zoning conditions at the beginning of the Housing Element update process.

The Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. The inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units, or ADUs); and

- Opportunity sites where additional development could occur. This includes 1) potential development projects, where projects may be in pre-approval; sites from the previous RHNA cycle that remain available for development; and new opportunity sites, which includes both vacant and nonvacant sites and consists of City-owned sites, sites owned by Bay Area Rapid Transit (BART) or other government agencies, sites located within a specific plan area, and other sites with expressed or potential development interest.

The analysis of nonvacant properties included only those properties with realistic potential for additional development, in light of 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; 4) expressed interests in housing development from property owners or developers; and 5) regulatory and/or other incentives to encourage recycling or intensification of existing development.

A summary of capacity by housing units to meet the RHNA is provided in Table 3-2, below. The complete 2023-2031 Inventory is provided in Table C25 of Appendix C, and can be seen in Figure 3-1 below.

Table 3-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

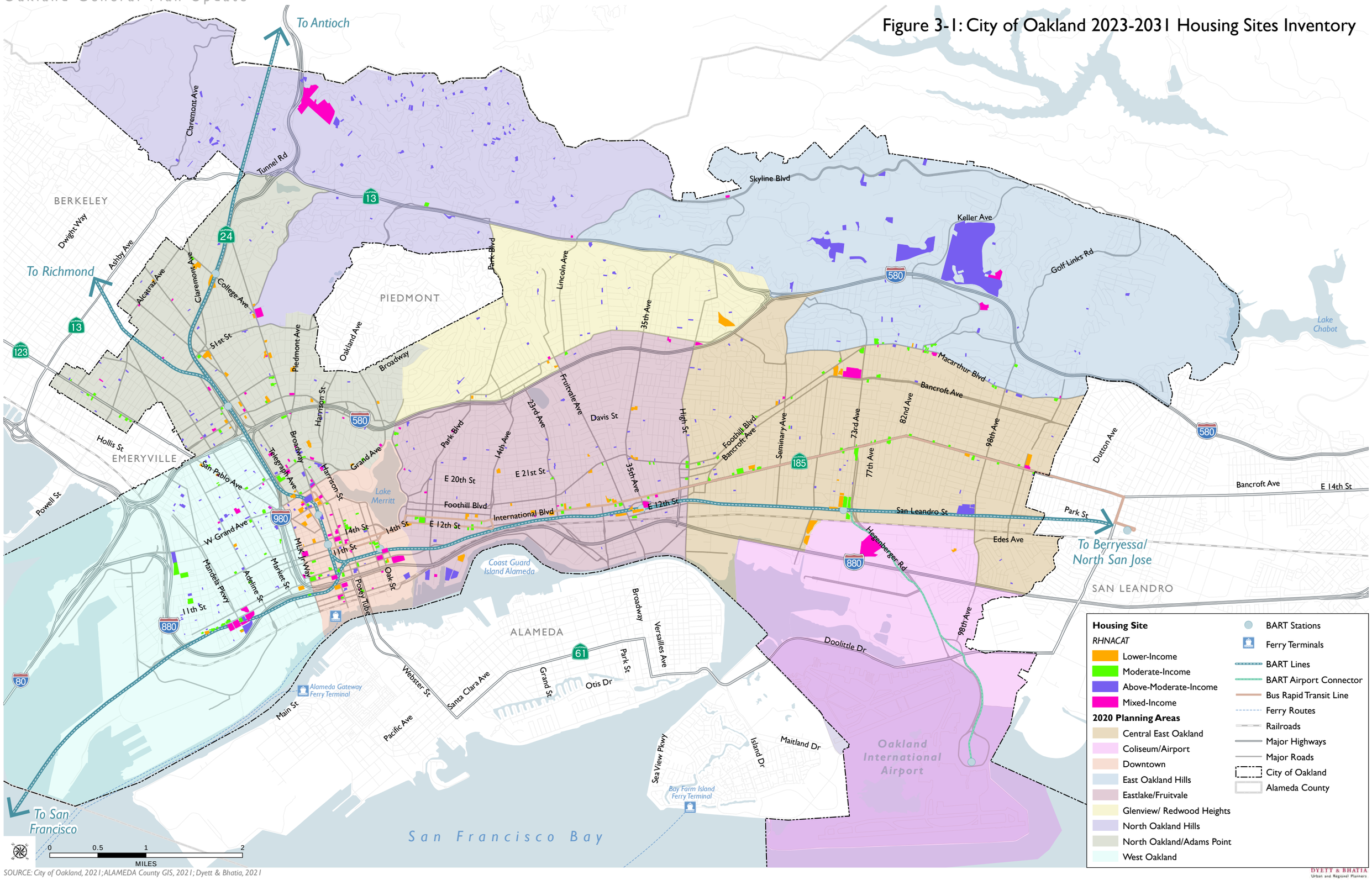
	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,985	1,936	760	9,718	**14,399**
Pipeline Projects	*1,213*	*1,244*	*166*	*9,716*	*12,339*
Projected ADUs	*692*	*692*	*594*	*0*	*1,978*
Adequate Sites Alternative	*80*	*0*	*0*	*2*	*82*
Potential Development Projects	386	1,480	211	6,525	**8,602**
Vacant	*225*	*874*	*27*	*1,832*	*2,958*
Non-Vacant	*161*	*606*	*184*	*4,693*	*5,644*
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	*592*
Non-Vacant		*691*	*3,229*	*685*	*4,605*
New Opportunity Sites		5,361	980	1,735	**8,076**
Vacant		*142*	*200*	*0*	*342*
Non-Vacant		*5,219*	*780*	*1,735*	*7,734*
Total Capacity		**11,862**	**5,746**	**18,666**	**36,274**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,601**	**1,289**	**7,133**	**10,023**
		(115.6%)	**(128.9%)**	**(161.8%)**	**(138.2%)**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure 3-1: City of Oakland 2023-2031 Housing Sites Inventory



Housing Site

RHNACAT

- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

2020 Planning Areas

- Central East Oakland
- Coliseum/Airport
- Downtown
- East Oakland Hills
- Eastlake/Fruitvale
- Glenview/ Redwood Heights
- North Oakland Hills
- North Oakland/Adams Point
- West Oakland

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

CREDITS TOWARDS THE RHNA

HCD Guidance provides that the RHNA can be accommodated by looking at 1) projects that are currently in the development pipeline; and 2) by considering alternative means of meeting the RHNA, such as projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households.

Pipeline Projects

Pipeline projects are projects that have been approved, permitted, or will receive a Certificate of Occupancy during the projection period (June 30, 2022, to December 15, 2030) and can be credited toward the 6th cycle RHNA. Using data from the City's Accela permitting system, 336 pipeline projects with 12,593 units are spread across the city, with the majority in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. Based on the affordability levels or projected rents specified on the project proposal, approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. All pipeline projects are shown in Table C-4, Table C-5, and Table C-6, and shown in Figure C-2 in Appendix C.

Projected ADUs

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA using past building permit approval patterns since 2018. From 2018 to 2021, approximately 247 permits were issued annually. Using a conservative estimate, the City anticipates approximately 1,978 ADUs, or approximately 247 average permits per year times eight years.) Annual ADU approvals are shown in Table C-7 in Appendix C. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[1] Projected ADU capacity by affordability level is shown in Appendix C, Table C-8.

Adequate Alternative Sites

According to HCD, under "limited circumstances" a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[2] Limited circumstances refer to sites that are substantially rehabilitated; located on a foreclosed property or in a multifamily complex of three or more units converted from non-affordable to affordable rental; preserved at levels affordable to low- or very-low-income households with committed assistance; or preservation of mobile home parks through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units. These sites and their capacity are shown in Appendix C, Table C-9.

[1] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

[2] More specific conditions that sites included under this option must meet are provided by HCD on their website: https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml

OPPORTUNITY SITES

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop. These include both vacant and underutilized land in potential development projects, available 5th Cycle RHNA sites, and new opportunity sites identified as part of this cycle.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process, including those in the pre-application stage and those with filed and under review planning permits. Such projects are considered likely to develop. These sites are shown in Appendix C, Table C-14.

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous housing element cycles must be zoned at residential densities of at least 30 dwelling units per acre (du/ac) and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous housing element cycles. Specific sites carried over from prior housing cycles are described in more detail in Appendix C, Table C-15.

New Opportunity Sites

New opportunity sites not included in previous housing element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest, including interest determined as part of a community mapping exercise. These sites can be found in Appendix C, Table C-16.

Site Selection and Capacity

As part of site analysis, a Housing Element also must demonstrate the projected residential development capacity of sites identified that can realistically be achieved. Creation of realistic assumptions involved survey of recently constructed and approved projects by base zone, density, and height; likelihood of residential conversion and infill development rates; and development capacity modifiers such as existing use on a site, and potential development incentives like low assessed value (AV) ratio (when the value of the land is greater than the existing structure) and low floor area ratio (when a building only takes up a small part of a lot.)

To identify adequate sites and determine realistic capacity, a parcel-based analysis was conducted in accordance with the State site requirements for very-low and low-income sites. Sites that were excluded include non-residential projects already in development; sites without much incentive to redevelop; sites that were environmentally constrained by high fire risk, near fault lines, or within a 100-year flood plain; and sites with known contamination. In addition to these considerations, sites that are sought to be designated as capable of accommodating lower-income housing must meet the State-defined standard of 30 du/ac,

known as the "default density", and they must be between 0.5 and 10 acres. A robust description of the methodology and full table of realistic capacity is provided in Appendix C.

3.3 Assessing Housing Sites Through a Fair Housing Lens

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in environmental justice communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against Affirmatively Furthering Fair Housing (AFFH) criteria, the Housing Element is an important step in achieving an equitable future in Oakland.

As described in Appendix D, the site identification requirement in the context of affirmatively furthering fair housing involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.[3] Furthermore, this analysis will determine whether programs must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Chart 3-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. Sites were selected in a manner to further and prioritize investment in historically disadvantaged communities, to decrease displacement pressures, and to increase access to existing higher resourced neighborhoods.[4] More information on each of the steps to identify additional sites for lower-income housing is available in Appendix C.

Chart 3-1: Housing Sites Inventory Development Process



[3] Gov. Code, § 8890.50. subd. (b).

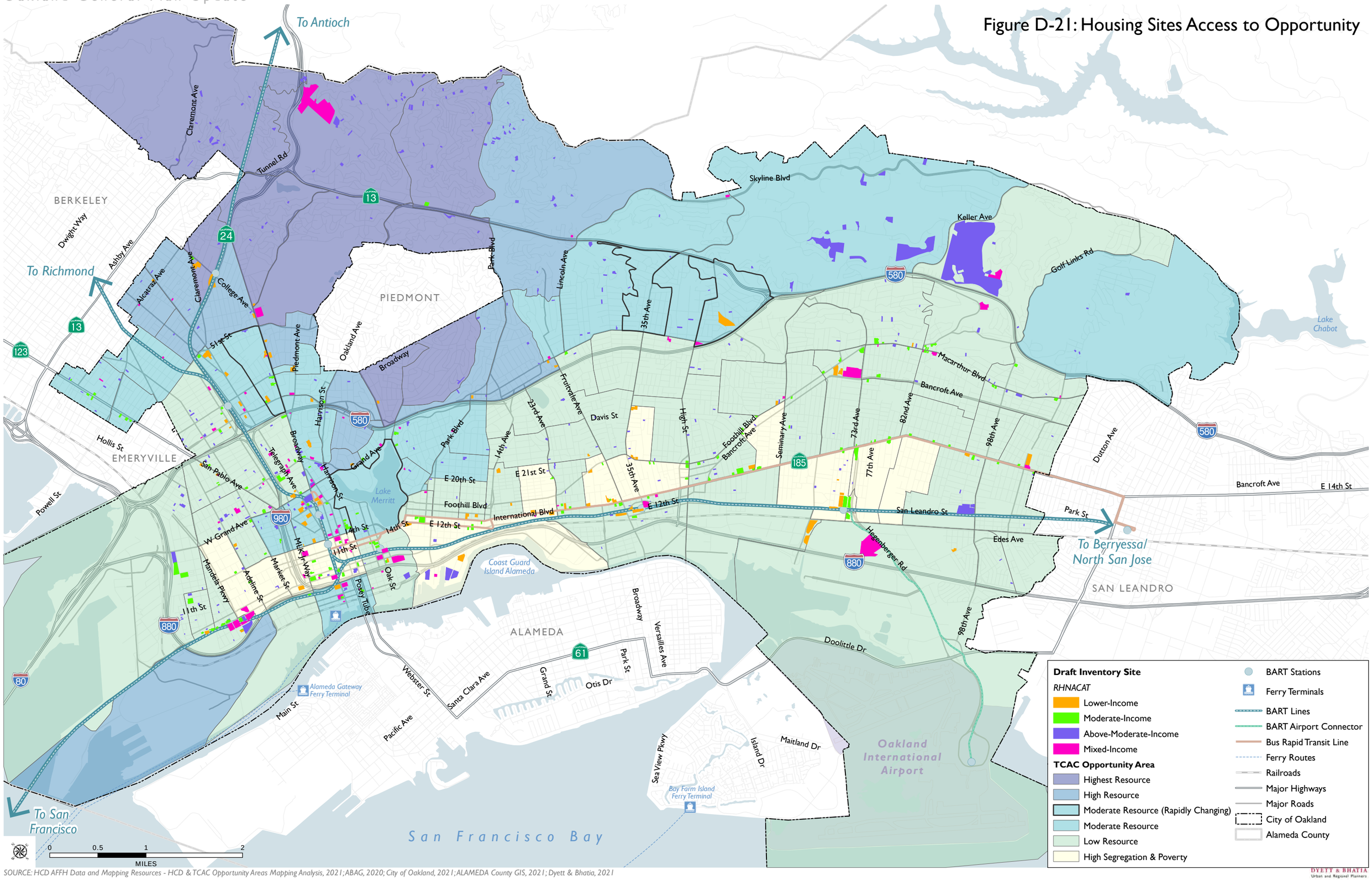
[4] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in lower-income neighborhoods and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In parallel with housing development, the City must invest in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—including investments in equitable access to transit, public facilities, food access, and other amenities.

The State and California Fair Housing Task Force use a series of Opportunity maps developed by the Tax Credit Allocation Committee (TCAC) and HCD to define areas of low to high opportunity using a set methodology. These maps, described more fully in Appendix D, indicate that a significant portion of Oakland is considered low resource or high segregation and poverty. As a result, while the RHNA is met for each income category based on pre-established housing sites in the Inventory, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. Many of these areas are, in fact, in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines and are suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty per TCAC's Opportunity Scores. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. About 70.1 percent of Oakland's highest resource areas are within a very high fire hazard severity zone, as are about 25.7 percent of the city's high resource areas. Flooding also represents a risk in these areas (.6 percent in highest resource; 6.8 percent in high resource), as do earthquake fault zones (5.0 percent in highest resource; 2.2 percent in high resource) – see Appendix C for additional information. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will further increase the proportion of lower-income housing available in these neighborhoods. The location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure 3-2 below.

Figure D-21: Housing Sites Access to Opportunity



Draft Inventory Site

RHNACAT
- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

TCAC Opportunity Area
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; ABAG, 2020; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority to ensure that the City meets its requirements to affirmatively further fair housing. Therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in higher resource neighborhoods beyond the preliminary sites inventory – which already met the RHNA in each income category. As discussed in Appendix C, the preliminary sites inventory consisted of active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. To identify supplemental sites, the City started with the entire universe of parcels in Oakland, and filtered out sites based on objective physical constraints and opportunity metrics. More information on these constraints and metrics can be found in Appendix C.

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[5] After completing this exercise, an additional 70 potential sites were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further AFFH objectives. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization, local knowledge of the sites, and aerial images of the current state of the property. Figure C-7 in Appendix C maps the locations of these supplemental "AFFH sites."

An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

These actions, as outlined in the Housing Action Plan (Chapter 4) will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

[5] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

4 Housing Action Plan

4.1 Goals, Policies, and Actions

This Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The five goals are:

1. Protect Oakland Residents from Displacement and Prevent Homelessness
2. Preserve and Improve Existing Housing Stock
3. Expand Affordable Housing Opportunities
4. Address Homelessness and Expand Resources for the Unhoused
5. Promote Neighborhood Stability and Health

While these five goals provide an overall framework for addressing the multifaceted housing crisis, the policies and actions described in this chapter specify the means for implementing those goals. Actions include both programs currently in operation as well as new actions needed to address the city's housing needs.

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The San Francisco Bay Area is decades into an extreme housing crisis, and Oakland is at the center of that crisis. Housing production, and particularly affordable housing production, has not kept pace with the region's economic growth. Because Oakland's rental and housing market has traditionally been less expensive than other Bay Area cities, Oakland residents experience disproportionately high displacement pressure. As a result, many Oakland residents cannot afford to buy or rent a home within their own neighborhood.[1] As households displaced from more expensive Bay Area communities search for more affordable housing options in Oakland and

[1] Policy Link, "A Roadmap Toward Equity: Housing Solutions for Oakland, California." 2015.

higher-income households continue to move into the city, Oakland's existing residents continue to bear the brunt of the Bay Area's housing crisis.[2] Community investment, including building new housing, is crucial for all Oakland neighborhoods to prevent displacement.[3] With demand outpacing the limited housing supply, competition for finite units and the resulting rising rents creates displacement pressure on low-income residents. Research by the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco on credit score data shows that lower income residents who move from historically Black neighborhoods tend to move to neighborhoods with lower housing values and health scores, suggesting movement under constrained circumstances; over time, fewer of these low-income movers stayed within Oakland or moved into Oakland as affordable options declined.[4] Rising rents are a factor in increasing rates of homelessness. According to the 2019 Point in Time Count, 11 percent of unsheltered Oakland residents report that rent increases were a primary cause of homelessness, in addition to job loss (13 percent) and other money issues (10 percent).[5]

Oakland is committed to enabling renters and owners to stay in their homes and communities, eliminating all involuntary moves out of the city. Goals and policies that are part of a comprehensive protection strategy are designed to prevent displacement and homelessness, and to ensure that low-income renters and homeowners have supports they need to stay in their homes and communities as increased neighborhood investment occurs.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

To meet the City's equity goals and mandate to affirmatively further fair housing, this goal—including the policies and actions contained within—will advance the City's commitment to reducing racial and economic disparities across Oakland. This goal seeks to protect from displacement pressures and prevent homelessness, both of which disproportionately impact Black, Indigenous, and People of Color (BIPOC) communities throughout Oakland. For instance, enhanced tenant protections will crack down on tenant-based racial discrimination in the housing market. This will be particularly important as the eviction moratorium established during the COVID-19 pandemic eventually comes to an end and as further pressure is exerted on the residential rental market.

Rent stabilization and just cause protections also ensure that as more amenities are added to a neighborhood (and it becomes higher resource), the existing diverse residents are able to stay. Residents of historically disinvested neighborhoods should be able to remain in their homes and enjoy the results of improved amenities and increased services. In the long-term, this will enhance

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[2] Urban Displacement Project, "Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area." 2018. Available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[3] Office of Policy Development and Research, U.S. Department of Housing and Urban Development, "Displacement of Lower-Income Families in Urban Areas Report." May 2018. Available at https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf.

[4] Hwang, Jackelyn, and Vineet Gupta. "Residential and Neighborhood Instability in Oakland." 2021. Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland.

[5] City of Oakland, "Homelessness County & Survey: Comprehensive Report." 2019. Available at https://everyonehome.org/wp-content/uploads/2019/12/2019HIRDReport_Oakland_2019-Final.pdf. Full data from the 2022 Point in Time Count has not been released as of the date of preparation of this draft

access to opportunity for historically marginalized and disadvantaged communities. By pursuing live/work preferences for Oakland residents and taking actions to assist tenants at risk of eviction, Oakland helps tenants avoid displacement or concentration in disadvantaged neighborhoods.

Through more robust data collection efforts, the City will also be able to better identify and correct barriers to opportunity. These efforts include the creation of a rental registry and other displacement measure tracking. More accurate data will also help the City to better target its existing and future housing resources for maximum impact.

POLICY 1.1. TENANT PROTECTIONS AND ANTI-DISPLACEMENT

Action 1.1.1: Continue to Implement the Rent Adjustment Program (RAP).

The RAP limits rent increases on units covered by the Rent Adjustment Ordinance (Chapter 8.22 of the Oakland Municipal Code) based on a formula tied to increases in the Consumer Price Index. These provisions were further strengthened in 2017. The City will continue to implement the RAP and enforce the Rent Adjustment Ordinance. The City also advises on AB 1482 rent increase caps and just cause provisions for units not covered by the City's ordinances.

Responsible Party: *Oakland Department of Housing and Community Development, Oakland Planning & Building Department*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: Ongoing, 2023-2031

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.2: Enforce Just Cause for Eviction measures.

Just Cause for Evictions protections are enforced as part of the RAP, and are contained within Chapter 8.22, Article II of the Oakland Municipal Code. The City will continue to enforce just cause measures and may expand tenant protections as feasible—including identifying additional just causes.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development;* **Potential Funding Source:** *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.3: Strengthen Ellis Act Ordinance protections.

The Ellis Act is statewide law that permits property owners to terminate tenancy when withdrawing residential units from the rental market. Although the City cannot prohibit Ellis Act evictions, it has adopted the Ellis Act Ordinance (Chapter 8.22, Article III of the Oakland Municipal Code) to set specific requirements that must be followed when removing a property to discourage violations of the Act and prevent the displacement of renters. The City will continue to enforce the Ordinance and may explore ways to strengthen renter protections—including proactive enforcement of eviction protections—in case of an Ellis Act eviction where feasible. The City will also join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.4: Implement and expand tenant relocation measures.

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the owner or qualifying relative moves in and for other "no tenant fault" evictions. The Uniform Relocation Ordinance (Ordinance) requires owners to provide relocation payments to tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act activity, and condominium conversions. The City will continue to implement and enforce the Ordinance, adjusting base payments for inflation annually on July 1st. Additional relocation payments shall be required for tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.5: Provide eviction defense and implement a right to counseling.

The City will explore the feasibility of implementing a tenant right to counsel, where all tenants who receive an eviction notice or have been served with an unlawful detainer lawsuit have right to free legal representation. This may include partnering with nonprofit organizations to provide those services.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Private donations or other local, State or federal sources as available*

Timeframe: *Ongoing, 2023- 2031*

Objective: *Staff should evaluate the feasibility of providing all tenants facing eviction with counsel to represent them during eviction proceedings.*

Action 1.1.6: Expand rent control in a limited manner to maintain affordability.

Rent control measures are outlined in Oakland's Rent Adjustment Ordinance and enforced through the Rent Adjustment Program (RAP). Currently, residential rental units are covered by the Rent Adjustment Ordinance if they are within a building built prior to 1983 and there are two or more units in the building. The City may consider how to expand the number of units subject to rent control to maintain

affordability.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *To the extent permitted by State law, Oakland will expand renter protections.*

Action 1.1.7: Monitor neighborhood displacement risk factors.

As the effects of the COVID-19 pandemic continue to unfold and eviction moratoriums lift, there is an urgent need to monitor displacement pressures. The City will regularly monitor displacement risk factors—including rising housing costs, rapid demographic changes, neighborhood instability, climate risks, and trends around in- and out-migration across neighborhoods in Oakland—to understand local displacement risk. This data will be used to better target anti-displacement programs and prioritize neighborhoods with a high risk of displacement. This data will also be used to better understand the causes of displacement and help tailor City programs to meet existing

housing needs. The City will carry out the bi-annual Resident Mini Pulse Survey on the state of housing security as part of these monitoring efforts.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *The City of Oakland will include displacement-related statistics in a broader housing or community dashboard available on the City website.*

Action 1.1.8: Create and maintain a rental housing registry.

A rental housing registry is a database of all rental units within Oakland and would be used to track properties subject to rent control provisions, Just Cause for Eviction measures, and other property-specific policies and requirements. RAP staff have been studying the effectiveness of a rental housing registry in Oakland and presented findings to the City Council in June 2022. The City could use data collected in the rental housing registry to monitor and understand neighborhood change at a more granular level, to better target anti-displacement policies, and ensure that rent increases are compliant under the Rent Adjustment Ordinance.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *By 2023, the City will design and implement a rental housing registry.*

Action 1.1.9: Continue and expand the Tenant Protection Ordinance (TPO).

The TPO (Chapter 8.22, Article V of the Oakland Municipal Code) is meant to deter harassment by property owners and provide tenants legal recourse if they are harassed by the property owner. The TPO provides civil remedies for violations and implements tenant anti-harassment actions. The City will continue to enforce the TPO and look to expand anti-harassment protections, including tenant protections in ADUs.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.10: Enforce the tenant right to return.

Currently, through the Tenant Move Out Agreement Ordinance, Oakland renters have the right to return to their rental unit after certain no-fault evictions, such as code compliance evictions after the repairs are completed or Ellis Act evictions if the units are re-rented. Further, State law (SB 330) requires that property developers provide the right to return for low-income renters when a property is demolished and redeveloped, and that the charged rent must be affordable. The City will increase awareness of State and local requirements and will enforce affordability requirements in new development projects. Further, pursuant to Action 2.2.5 the City will extend this right beyond the sunset date of SB 330.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.11: Provide a local preference in affordable housing projects.

The City will continue to implement a preference for Oaklanders who have been displaced, neighborhood residents, Oakland residents and Oakland workers in the selection of tenants or homebuyers for affordable housing projects and programs assisted by City housing Notice of Funding Availability (NOFA) funds.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *n/a*

Timeframe: *Ongoing, 2023-2031*

Objective: *The City will continue to provide Oakland residents and workers a preference for City-funded affordable housing to the extent allowed by law and the constraints of other involved funding sources. The City will secure the necessary approvals from Alameda County to ensure that County-funded projects can apply Oakland's local preferences instead of the County's.*

Action 1.1.12: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.

While negotiating development agreements with developers for large scale market-rate and non-residential projects on City land or development agreements requiring complex, multi-phase entitlements, the City will advocate for appropriate community benefits to mitigate any displacement pressures that result from the development. This may include increased levels of required affordable housing units. The City will consult with community-based organizations and residents impacted by developments to evaluate the extent of community benefits required to properly mitigate displacement impacts.

Responsible Party: *Oakland Planning & Building Department, Oakland Department of Housing and Community Development*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly reduce displacement pressures through negotiating appropriate community benefits during the development agreements process.*

Action 1.1.13: Prevent Oakland residents from displacement and becoming homeless.

Keep Oakland Housed and the Shallow Subsidy Pilot (public-private partnerships), Oakland Housing Secure, and the federally funded Emergency Rental Assistance Program (ERAP) are programs that currently help prevent renters from becoming homeless through rental assistance, legal advice, housing counseling, and/or case management. Through these programs, a diverse and vibrant network of providers has been created that work together to provide individualized services to Oakland tenants.

The City will continue to support and align City, Alameda County, and private partners (such as community-based and faith-based organizations that have roots in communities whose members are disproportionately at risk of homelessness) to strengthen their capacity to prevent displacement and respond effectively when people are experiencing a housing crisis, as well as expanding these types of programs and designing new ones that identify, assist, and prioritize funding for those who are most at risk of becoming homeless. In addition, the City will continue to make information about tenant protection, anti-displacement, rental assistance, and homelessness services available on the City's website and at City facilities and strive to improve public awareness of these programs. These efforts are especially key in the wake of the COVID-19 crisis and the eventual end of the eviction moratorium. Additional tenant protection actions are included in Actions 1.1.1-1.1.10.

Responsible Party: *Oakland Human Services Department; Oakland Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: *Ongoing, 2023-2031*

Objective: *100% of available rent relief and eviction prevention funds are spent according to funder guidelines.*

Goal 2. Preserve and Improve Existing Affordable Housing Stock

Oakland's existing affordable housing stock is an important resource for the city's lower- and moderate-income population. Housing preservation means retaining existing built affordable housing and extending its affordability for current and future tenants. Preventing the loss of valuable existing affordable units is a cost-effective way of maintaining this resource as well as keeping existing residents who may be more vulnerable to increasing cost pressures in their homes.

Oakland has numerous preservation policies in place already, including rehabilitation programs for low-income homeowners, demolition and condo conversion restrictions, resale controls to preserve affordability, and regular inspections of City-assisted affordable housing stock. A primary task of City staff will be to enforce and maintain these policies over the coming cycle.In addition, the City has identified areas where it may seek to expand preservation strategies, such as through a proactive inspection program for non-restricted housing stock, environmental remediation programs, and policies to facilitate acquisition of properties by tenants and mission-driven nonprofits. These strategies are described below.

Preservation, improvement, and maintenance also have health and equity co-benefits—addressing housing habitability issues can help to narrow inequitable racial and ethnic gaps in substandard housing conditions and reduce the burden of maintenance challenges for lower-income homeowners. This goal includes policies and actions that conserve and improve existing housing stock.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

This goal sets forth several policies and actions that will advance fair housing in Oakland. Actions that physically rehabilitate housing units, reduce displacement by deepening and/or extending affordability, and ensure Oakland residents are able to remain in their communities and enjoy new amenities and benefits. Physical rehabilitation of housing also improves the environmental determinants of health, thereby advancing the City's Environmental Justice goals. As discussed in Appendices B and D, BIPOC residents of Oakland are disproportionately impacted by substandard housing issues. Actions contained within this goal will reduce the prevalence of these substandard housing issues citywide. Universal design strategies will also increase housing access for seniors and people with disabilities.

Actions that preserve the affordability of existing homes play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the displacement pressures in their neighborhoods. These actions range from resale controls to demolition and conversion protections. A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability benefits of homeownership. Historic preservation actions also preserve cultural institutions and history that would otherwise be at risk of loss due to gentrification.

POLICY 2.1 EXISTING HOUSING STOCK IMPROVEMENT

Action 2.1.1: Support home rehabilitation programs.

The City will continue to provide housing rehabilitation assistance to very low- and low-income homeowners to address code violations, repairs to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs. Per the Council-adopted target of 100% building electrification by 2040 (Equitable Climate Action Plan Action B-2) and energy resilience for all (ECAP Action A-2), the City will explore strategies for integrating building electrification, onsite renewable energy, and energy storage into these programs where possible, and combining building electrification improvements with other improvements for health, safety, and livability. Some of the programs currently operated by the City of Oakland or its partners include:

- Home Maintenance & Improvement Program (HMIP) Deferred Loan Program
- Emergency Home Repair Program Loan Program
- Weatherization and Energy Retrofit Loan Program
- Alameda County Minor Home Repair Grant Program
- Lead Hazard Control and Paint Program
- Neighborhood Housing Rehabilitation Program
- Access Improvement Program
- Oakland CalHome ADU/JADU Loan Program

The City will engage local partners and fair housing experts to help promote awareness of, and broad participation in, these programs. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as available, to expand opportunities throughout the community, including in lower-income and lower resource areas. The City will also strive to build community capacity and technical know-how by connecting homeowners with local labor to carry out home rehabilitation projects. This assistance will be particularly targeted to neighborhoods experiencing or at severe risk of displacement and gentrification. The City will also commit to explore additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's programs.

> **Responsible Party:** *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding is available, the City of Oakland will continue to fund and operate home rehabilitation programs. At current funding trends, this will allow for approximately 80 rehabilitation projects each year.*

Action 2.1.2: Promote healthy homes and lead-safe housing.

The City will continue implementation of the Lead-Safe Homes Program to assist low- and moderate-income homeowners with lead paint identification and remediation, prioritizing resources for disadvantaged communities with high rates of asthma. The City will also continue to partner with the Alameda County Community Development Agency's Healthy Homes Department to provide education, lead-safety skills training, and on-site consultations for Oakland property owners and conduct lead poisoning prevention and asthma trigger interventions for Oakland residents. In accordance with Oakland's 2030 Equitable Climate Action Plan, the City will encourage the transition away from natural gas appliances, which has been proven to increase development of asthma in children by 24 percent and which increases risks of fire and explosions.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding becomes available, the City of Oakland will implement programs to reduce health hazards from lead and natural gas appliances.*

Action 2.1.3: Conduct proactive rental inspections.

The City will develop a proactive, data-driven housing inspection program to track code compliance, with focus on safety, and housing quality among the City's rental stock. The City will work with community partners to develop appropriate enforcement mechanisms, including tenant protection and anti-displacement mechanisms to ensure tenants are not displaced as a result of proactive inspections turning up housing habitability issues and/or raising rents due to the cost of fixing habitability issues. Further, the City will prioritize inspections in areas with older housing stock and health disparities and seek funding to streamline the inspection/rehabilitation process by connecting property-owners to technical and financial assistance for safety and accessibility improvements at the time of inspection.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2023-2025*

Objective: *The City will develop a proactive rental inspections program to significantly improve housing safety and quality and address housing needs, particularly in areas with older housing stock and communities experiencing health disparities.*

Action 2.1.4: Support historic preservation and rehabilitation.

The City will support the preservation and rehabilitation of both the existing historic housing stock and adaptively reused non-residential structures through a variety of strategies, including continued implementation of Mills Act Contracts and the Oakland Community Buying Program. The City will support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project site planning where feasible. As described in Action 3.2.4, the City will also promote adaptive reuse to promote historic preservation.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to implement the Mills Act and the Oakland Community Buying Program to support to help support historic preservation.*

Action 2.1.5: Implement universal design strategies.

The City will initiate community engagement to understand the need for universal design strategies, including with seniors, people experiencing disabilities, and community-based organizations with insight and experience with accessibility issues. The City will consider the adoption of a Universal Design Ordinance, which would help close loopholes, ensure good faith compliance of ADA provisions, ensure that accommodations are built into new developments, and allow Oaklanders to age in place.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2025-2027*

Objective: *The City will consider adopting a Universal Design Ordinance to address housing needs and improve housing conditions for seniors, people experiencing disabilities, and other communities with accessibility issues.*

Action 2.1.6: Explore funding for improved indoor air quality.

The City will explore State and federal funding sources to provide financial assistance to property owners and very low- and low-income homeowners to offset some of the cost of investing in better ventilation and air filtration systems (e.g., MERV filter systems) to improve indoor air quality in existing single- and multifamily residential units, with a priority for homes in high air pollution areas such as near freeways.

Responsible Party: *Oakland Public Works Department, Environmental Services Division*

Potential Funding Source: *State and Federal Environmental Health Agencies*

Timeline: *Ongoing, 2023-2031*

Objective: *Significantly improve indoor air quality and address housing need in existing single- and multifamily residential buildings.*

POLICY 2.2 PRESERVE THE AFFORDABILITY OF EXISTING HOMES

Action 2.2.1: Continue to implement resale controls on assisted housing.

The City will continue to use financing agreements for both City-assisted ownership and rental development projects to ensure that units remain permanently affordable through covenants running with the land.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *100% of City-assisted homeownership and rental units will have their affordability covenants effectively enforced.*

Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.

The City will proactively monitor and enforce affordable housing covenants, and will conduct outreach to the owners of assisted units that are at risk of conversion to market-rate housing. The City will prioritize the preservation of units at some level of risk of converting in the next 10 years by actively working with and encouraging the owners of those properties to extend their covenants.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *As funding becomes available, deed-restricted affordable housing units at risk of losing their affordability will be protected from a loss of affordability protections through extensions of regulatory agreements, and deepening of affordability levels when possible.*

Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.

Residential hotels, also referred to as single-room occupancy (SRO) units, provide an important source of naturally-occurring, deeply affordable housing in City. As such, Oakland has enacted regulations to limit the demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units. The City has recently amended these regulations (Chapter 17.153 of the Oakland Planning Code) to strengthen protections for residential hotels and will continue to enforce these protections to preserve their affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce Single-Room Occupancy (SRO) regulations to preserve affordability and meet housing need.*

Action 2.2.4: Limit condominium conversions.

The conversion of rental housing to condominiums provides a risk to the affordability of Oakland's housing stock. The City recently amended its condominium conversion regulations to require replacement rental housing for the conversion of two or more housing units, to remove the provision allowing the generation of conversion rights when the units are offered as rental units for seven or more years, to acknowledge the applicability of the Oakland Just Cause for Eviction Ordinance and the Oakland Rent Adjustment Ordinance, and to afford greater rights and protections to existing tenants. The City will strictly enforce these recently adopted regulations to preserve Oakland's rental housing supply.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce condominium conversion regulations to preserve rental housing supply and prevent displacement.*

Action 2.2.5: Extend local replacement unit provisions.

State law (SB 330) mandates that "protected units" are replaced with comparably affordable units when a residential building is demolished and redeveloped. The City will codify and extend replacement provisions pursuant to State law beyond the established sunset date. Further, the City will engage in strict monitoring and enforcement of the law to ensure replacement units are provided. This will include active outreach to developers to ensure they are aware of and comply with replacement unit provisions. The City will require that any demolition proposals include sufficient relocation assistance and right to return to the new replacement units.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Codify and extend local replacement unit provisions to ensure compliance and prevent displacement.*

Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping").

The practice of "house flipping," —acquiring properties, making superficial improvements, and quickly reselling at a higher price—can cause housing costs to increase, leading to higher rates of displacement and increased exclusivity in higher resource neighborhoods. To curb the negative effects of speculation, the City will consider implementing an anti-speculation tax, which would apply a fee when a property is sold shortly after purchase. The City will conduct a market study to understand the potential impacts of such a tax and its appropriateness within Oakland. As discussed in Action 2.2.8, the City will also explore a possible Tenant Opportunity to Purchase/Community Opportunity to Purchase Act.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Plan Fund for the study; self-funding, if implemented*

Timeframe: *2026*

Objectives: *Study and consider implementing an anti-speculation tax to prevent displacement.*

Action 2.2.7: Provide additional subsidy for residential hotels.

The City will consider allowing owners of residential hotels that agree to restrict occupancy to lower-income residents to transfer development rights to create an endowed source of funding for an internal subsidy for such residents, or for maintenance/facility upgrades that do not increase rents.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2025-2027*

Objectives: *Preserve SROs and meet housing need.*

Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.

A Tenant/Community Opportunity to Purchase Act, referred to as TOPA/COPA, gives tenants and nonprofit organizations the opportunity to purchase their home when it goes up for sale, thereby preserving that housing unit as affordable. TOPA/COPA policies are under development in multiple Bay Area cities, including Oakland and the neighboring City of Berkeley. The City will study the effectiveness of a TOPA/COPA model suited to local conditions, which may include targeted TOPA/COPA in certain neighborhoods, equity-building mechanisms, racial equity impact considerations, or other approaches that may be appropriate to Oakland.

Responsible Agency: *City Council; Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Investigate and, if applicable, implement a TOPA/COPA policy (if appropriate) by 2024-2025*

Objective: *Oakland will study, and if appropriate implement, a TOPA/COPA policy by 2025.*

Goal 3. Expand Affordable Housing Opportunities

General production of housing is one of the most important strategies in addressing Oakland's housing crisis. Thoughtfully adding housing at every income level can help reduce market competition for existing homes, a primary driver in displacement and homelessness. What the community needs most, however, is a concerted effort to increase production of homes that are affordable to very-low-, low-, and moderate-income households. In particular, Oakland needs more deeply affordable housing, particularly housing affordable to extremely-low-income residents, and housing that remains permanently affordable. One of the key objectives in producing more housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections towards historically disinvested neighborhoods (see Policy 2.2).

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA. However, it fell short of meeting its lower- and moderate-income need, which has nearly doubled during the current 6th cycle RHNA. The shortfall is primarily a reflection of the lack of commensurate state and federal subsidies that would be necessary to achieve its targets for low and moderate-income households. Public funds for affordable housing would need to be expanded tenfold in order to meet these RHNA targets.. Other constraints are discussed in Appendix C. To meet the increased need for affordable housing, the City will identify new funding sources, expand existing programs and introduce new strategies to further encourage high quality and abundant affordable housing development.

As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. This includes alternative housing models that have the benefit of being more affordable and can meet a wider range of community needs, incomes, and lifestyles, including single room occupancy (SRO) programs, efficiency units (where the kitchen/dining area is segmented off from a combination sleeping/living area), micro units (units usually less than ~250 square feet) and co-housing (private homes clustered around shared space). The City is encouraging these models: recent examples include Oakland's 2018 Residential Hotels Ordinance, the "Nook" microunit project built in 2016, and completion of co-housing project Phoenix Commons in 2016. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability.

Oakland also has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, often provide significant opportunities for residential development. Furthermore, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units.

Although housing is largely provided by the private and nonprofit sectors, the City has one major tool to influence development patterns and increase housing development of affordable housing and allow for other housing types: the Planning Code. To ensure that the Planning Code is responsive to housing policies and programs, the City will need specific zoning amendments that meet Oakland's changing needs and remove identified constraints to residential development. The suite of amendments the City will undertake range from short- to long-term solutions, some of which will be carried out alongside the update of the Housing Element and others as part of the comprehensive update to the City's General Plan that includes the Land Use and Transportation Element and will continue through 2025 after the Housing Element adoption.

The length and cost of the permitting process—which are ultimately reflected in a unit's selling price—are also generally within the City's control. An onerous and lengthy review process can be one of the most significant barriers to housing construction because some developers may decide that the cost of project review and its potential delays simply overcomes the revenue of new housing, particularly in the case of projects that are only marginally financially feasible and/or profitable. Recognizing that long permitting processes are a statewide issue, a slate of new legislation, including SB 35, SB 330, AB 2162, and SB 1483, has introduced new requirements that are intended to facilitate the production of affordable housing through a streamlined residential permitting process.

The City of Oakland currently operates both an online permit center and an in-person "one-stop" permit center with counter services staffed by the Departments of Planning and Building, Fire, and Transportation. However, there are opportunities to better steward small nonprofit and BIPOC developers, homeowners looking to add additional units, affordable housing developers, and other community partners through the residential development process.

This goal will encourage the production of affordable housing and guide development of a more diverse range of housing choices for households of all types, incomes, and special needs; and promote changes to City tools like permitting processes and the zoning code to make it easier and faster to build affordable housing.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Though Oakland is one of California's most diverse cities overall, there is significant racial segregation between the city's neighborhoods. As a result of past practices such as mortgage redlining, disinvestment in neighborhoods of color, racially restrictive covenants on housing development, exclusionary zoning, destructive urban renewal, highway development and predatory lending in neighborhoods of color, many of Oakland's BIPOC residents live in neighborhoods that lack access to quality amenities or upward mobility. As higher income people move to Oakland, low-income neighborhoods of color are also more susceptible to gentrification and continue to bear the burden of the city's increased housing supply. In contrast, some high-resource areas remain disproportionately white in their racial composition because they are zoned primarily for single-family homes, and the exclusion of lower cost housing types prevents BIPOC and lower-income families from moving to these neighborhoods. See Appendices B and D for additional detail on these patterns of segregation. The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and

expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive.

During the outreach process, many community members expressed a desire to see Oakland be more inclusive and retain and strengthen its diversity with a wider array of housing choices, such as duplexes, fourplexes, cottage courts, and garden apartments throughout the city. These smaller, "missing middle" housing types[6] tend to be more affordable by design—compared to single-family homes—and thus provide additional options for first-time homebuyers, single people, and moderate-income households. These housing types can also increase the housing stock in previously built-out neighborhoods, and as such are an important factor for Oakland to meet its moderate-income RHNA target. Accessory dwelling units – also known as ADUs, granny flats, secondary units, in-law units, and backyard cottages – are another important strategy to increase the supply of affordable housing. ADUs offer an alternative for people who want to rent but do not want to live in larger apartment complexes. ADUs tend to be located in lower-density and higher resource neighborhoods that often contain few other smaller affordable rental options. As described in Appendix C, the majority of ADUs in Oakland are estimated to have rents affordable to lower-income households. The community also expressed a desire to see increased housing typologies and affordable housing throughout the city, including existing working-class neighborhoods that are currently low-resource due to systemic racism and disinvestment. Efforts specifically aimed at increasing affordable housing production are included in Policy 3.3.

In March 2021, the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes—prior to the passage of SB 9.[7] Zoning reform actions under this goal will expand on this direction and help to open up exclusionary neighborhoods. Other housing development reforms—like permit streamlining and ADU promotion—will also help expand housing options in traditionally exclusionary neighborhoods.

Further, certain segments of the population face greater challenges when finding decent, affordable housing due to special characteristics. Such characteristics may include one's employment and income, family characteristics, disability, or other conditions. Thus, some residents face greater housing cost burden, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households, homeless people, and farmworkers. Many households within these special needs groups also fall within the extremely-low-income category. The special needs of individuals within these groups are wide ranging; in addition to affordable and accessible housing opportunities in proximity to transportation and other services, individuals with disabilities or who are experiencing homelessness may need on-site support and services. Meanwhile, female-headed households

[6] Missing Middle Housing is a range of house-scale buildings with multiple units (e.g., duplexes, triplexes, fourplexes, cottage courts, and multiplexes) that are compatible in scale and form with detached single-family homes and are located in a walkable neighborhood. More information is available at missingmiddlehousing.com.

[7] SB 9, in effect as of January 1, 2022, permits increased density on single-family lots through duplexes and lot splits.

benefit from on-site childcare, and universal design elements such as zero-step entrances and single floor living are important considerations for senior housing.

Special needs housing is an important component of Oakland's commitment to just and fair treatment of all individuals. It is critical that housing conditions foster an environment where everyone can participate, prosper, and reach their full potential. Actions contained within this goal will expand funding sources for affordable housing, including bonus points for serving special needs populations, will together allow for the expansion of affordable opportunities for special needs populations in high-opportunity neighborhoods. Actions related to expanding affordable housing options that are accessible to extremely-low-income households are also contained under Policy 3.1.

POLICY 3.1 FACILITATE PRODUCTION OF DEEPLY AFFORDABLE HOUSING[8]

Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely-low-income residents.

Create a capitalized operating subsidy program for extremely-low-income households. This will enable the creation of extremely-low-income housing, which is only possible with the provision of public operating subsidies to ensure financial stability for the property and appropriate support services for the residents.

Responsible Agency: *Oakland Department of Housing and Community Development*

Timeline: *Program will be launched by December 2023*

Potential Funding Source: *State of California Permanent Local Housing Allocation (PLHA), Homeless Housing Assistance & Prevention (HHAP), and any and all other resources that become available for this use.*

Objective: *This program will fund project-based rental or operating subsidy for at least 16 units of extremely-low-income housing per year, for a total of at least 56 extremely-low-income units by 2031.*

Action 3.1.2. Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.

The Oakland Housing Authority will continue targeting vouchers to support the development of extremely-low-income Housing through the award of project-based vouchers and/or other Oakland Housing Authority funds.

[8] Deeply Affordable housing for persons at 30% area median income or below.

Responsible Agency: *Oakland Housing Authority*

Timeline: *Ongoing, 2023-2031*

Potential Funding Source: *Federal Section 8 vouchers, VASH vouchers, and/or other Oakland Housing Authority funds.*

Objective: *As vouchers or funds are available, at least 20% of units in assisted developments will be deed restricted as extremely-low-income.*

POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures.

The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) and Mixed Housing Type Residential (RM) zones. The City will also reduce the minimum lot size in most Detached Unit Residential and Mixed Housing Type Residential lots to 3,000 square feet to remove constraints on lot splitting. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility, neighborhood scale and potential opportunities for homeownership (split lots and condominiums) in parallel with Policy 5.1. The City will develop objective design standards at the neighborhood level to ensure that multi-unit neighborhood scale housing types designed in a manner that is compatible with the scale of existing residential housing forms in these zoning districts is permitted ministerially.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2023*

Objective: *Significantly increase production of multi-unit housing types (including duplexes, triplexes and fourplexes) in current single-family-dominated neighborhoods to match housing need.*

Action 3.2.2: Promote live/work housing and housing for artists.

The City will update development standards and land use regulations to promote artist and live/work units in areas where appropriate under the General Plan. The City will encourage employers, trade groups, and arts and cultural districts to provide housing opportunities that are affordable to artists and similar professionals. The City will continue to allow the conversion of existing commercial nonresidential buildings to joint live/work units in specific commercial/industrial locations while considering the impacts on nearby viable businesses**.**

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase production of live/work housing and housing for artists to match housing need.*

Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

The City will encourage the reuse and rehabilitation of Oakland's historic building stock to provide additional housing units, safeguard neighborhood character, and preserve the energy embodied in the building's original construction. The City will amend land use regulations and development standards in the Planning Code to reduce constraints on adaptive reuse of commercial buildings for residential use. Reuse in environmentally sensitive areas—including in warehouses adjacent to industrial uses—will consider health and safety impacts prior to approval.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase reuse and rehabilitation of historic commercial buildings for residential use to match housing need.*

Action 3.2.4: Provide financial incentives for lower-income homeowners to create or legalize ADUs.

The City will identify potential funding sources and community partners to develop and implement a financial assistance program that would provide loans and/or grants to support low-income and older homeowners who want to construct or legalize an ADU.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Funding for an ADU incentive program would include $3 million already awarded from the State of California's CalHome program for a pilot program, and the City would seek ongoing State funding for ADU development in the future.*

Timeframe: *Ongoing as funding becomes available starting in 2022*

Objective: *Using the ADU CalHome grant, the City anticipates supporting at least 30 low-income and/or senior households with the cost of constructing on Accessory Dwelling Unit. This is based on the 30 loans projected for the existing CalHome grant the City has received to help low-income homeowners build ADUs.*

Action 3.2.5: Reduce constraints to the development of ADUs.

On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs that go went beyond the minimum requirements of State law. These additional allowances include higher maximum heights allowing for two-story ADUs, reduced setbacks in some zones, larger maximum sizes for detached ADUs, and an introduced ADU amnesty from Planning Code requirements allowing homeowners with existing un-permitted ADUs to legalize them. Also, this zoning update removed setback requirements and allowed additional envelope expansion of existing structures to create livable-size ADUs on "small lots" where ADUs would not be feasible under previous requirements.

The City will continue to host pre-approved ADU plans on its website to facilitate reduced applicant cost and expedited review for ADUs. The City will also provide increased staffing capacity to create a "one-stop shop" for information to property owners, contractors, and tenants. The City will invest in community outreach and education to teach property owners about ADU construction, financing, and landlord responsibilities. The City will also consider developing a database through which property owners can find and hire local workers to build ADUs. The City will also study how its implementation of the building code may constrain the legalization of unpermitted ADUs.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly increase production of ADUs to match housing need.*

POLICY 3.3 EXPAND RESOURCES FOR THE CONSTRUCTION OF AFFORDABLE HOMES

Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.

The City will solicit proposals from interested developers to construct housing on City-owned sites with first consideration given for affordable housing projects, pursuant to the California Surplus Lands Act. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City will require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. The City will consider depositing up to 100 percent of net proceeds from such sales or leases to the Affordable Housing Trust Fund. Along with maintenance of surplus sites on the City's website, requests for proposals will be posted on and distributed directly to developers, including nonprofit housing providers.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Donation of land value*

Timeline: *Ongoing, 2023-2031*

Objective: *City will issue Notices of Availability and/or Requests for Proposals on at least two City-owned surplus sites each year.*

Action 3.3.2: Expansion of Section 8 vouchers.

The City will continue to participate in the HUD-operated Section 8 Housing Choice Vouchers program, and the City will continue to work with the Oakland Housing Authority to obtain additional funding from the federal government for more Section 8 rental assistance for very-low-income renters by documenting the need for additional housing vouchers and contacting decision-makers at HUD as appropriate. The City will also advocate for additional funding as opportunities such as the American Recovery Act become available. Further, the City will work with nonprofit and community-based partners to educate property owners throughout the city about housing

choice vouchers to encourage greater participation and to increase locational choices for voucher holders (see Action 5.2.7).

Responsible Agency: *Oakland Mayor's Office, Oakland Housing Authority, Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD Section 8 vouchers*

Timeline: *Ongoing, 2023-2031*

Objective: *The City of Oakland Housing Authority will increase the number of vouchers being used in proportion with any future federal expansion of Section 8 or similar programs.*

Action 3.3.3: City of Oakland Rental Assistance Program.

As funding allows, the City will build on the success of the Keep Oakland Housed program, a public-private partnership, and the Federal Emergency Rental Assistance program (ERAP) to offer rental assistance grants to distressed tenants, free legal consultation, eviction defense, case management, and employment and financial counseling. The City will work with community partners to provide these direct services and to expand public awareness of and timely access to the rental assistance program and tenant rights.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State and federal emergency rental assistance funding, private donations, and other local funds as available*

Timeline: ***Ongoing, 2023-2031***

Objective: Staff *should evaluate the feasibility of providing 100% of tenants facing eviction with access to counsel by the end of the Housing Element cycle. At least 250 households will be provided financial assistance to stay in their housing each year, or more if additional funding becomes available.*

Action 3.3.4: Develop permanent housing affordable to extremely-low-income (ELI) households on public land.

Building off of Action 3.3.1, determine the feasibility of developing permanently affordable housing in partnerships with community land trusts mentioned in Action 3.5.1 and other community partners on publicly owned sites that may be designated as surplus property. Assist nonprofit and local developer partners to access public funding and financing to construct and increase the supply of permanently affordable rental units, with particular focus on creating units for extremely-low-income households and people experiencing homelessness. Seek public funding resources to

advance the development of permanently affordable rental and ownership housing for extremely-low-income households. Ensure that permanently affordable housing for extremely-low-income households is prioritized where services and needs are accessible by transit or walking. For projects seeking City funding, continue to incorporate preference for new construction projects to set-aside at least 20 percent of housing for ELI or below with a homeless household preference.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Economic & Workforce Development Department; Oakland Human Services Department*

Potential Funding Source: *Donation of land value, City subsidy*

Timeline: *Ongoing, 2023-2031*

Objective: *City will issue Notices of Availability and/or Requests for Proposals on at least two City-owned surplus sites each year.*

Action 3.3.5: Implement an affordable housing overlay.

The City will create an affordable housing overlay to streamline the approval of affordable housing by right. Potential features of this overlay could include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will study the feasibility of broadly applying this overlay, except for areas in the very high fire severity zone and protected historical sites/districts. The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2024*

Objective: *Study and consider adopting an affordable and/or moderate-income housing overlay to meet housing need.*

Action 3.3.6: Access to low-cost financing for development.

The City currently awards local funding that affordable housing developers leverage to obtain financing for their projects. As funding allows, the City will continue to award funds to affordable housing developers on favorable terms—including simple low interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior

debt, reserves and developer fee, and a 55-year loan term. The City will also continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate all budgeted local funding sources (approximately $12 million annually starting in 2023) to support the construction, acquisition, and/or preservation of deed restricted affordable housing units each year. With $12 million in local funding forecasted in 2023, at least 80 units could be created or preserved; of these, at least 16 would be set-aside for extremely low-income residents; the creation of extremely low-income units will be constrained by the availability of operating subsidy (see Action 3.1.1). This will result in a total of at least 640 low-income units over the Housing Element period, including 128 extremely-low-income units, which would increase if more local funds are identified or secured such as a new local bond measure dedicated to funding affordable housing.*

Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

While the City generally relies on development impact fees to provide local funding for affordable housing developers, targeted inclusionary housing requirements may increase the provision of affordable housing units in higher resource neighborhoods, as well as provide a floor for negotiating community benefits for larger development projects. A study is underway as part of the five-year update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced and likely affordability levels, and implement such requirements, if appropriate.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Study and consider adopting targeted inclusionary housing requirements to meet housing need.*

Action 3.3.8: Right-sized development fees on market-rate developments.

The City levies a number of development impact fees, including affordable housing impact fees, on market-rate projects to ensure that new development pays its fair share toward funding affordable housing, transportation improvements, and capital facilities. The City will regularly monitor its impact fees and ensure that appropriate amounts are set on an annual basis. Pursuant to the Mitigation Fee Act, the City will conduct a comprehensive analysis and make findings every five years for each impact fee along with review of whether to increase fees and if the option of building affordable housing units on-site percentage is set appropriately.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Public Works Department; Department of Transportation (DOT)*

Potential Funding Source: *General Plan Surcharge, permit fees, and Impact Fees*

Timeline: *Ongoing, 2023-2031; initiate next five-year update in 2027*

Objective: *Continue to monitor and adjust impact fees.*

Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

Affordable housing developers have pointed to the impact of City fees and the timing of fee payment, including impact fees, building permits, and public art requirements, as constraints to development. The City will explore ways to increase flexibility in payment timing and potential fee reductions and/or waivers to reduce the burden imposed by the collection of City fees and requirements.

Responsible Agency: *Oakland Planning & Building Department; City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge, permit fees, and General Fund for any reduction of fees*

Timeline: *Ongoing, 2023-2031*

Objective: *Explore methods to reduce cost burden of City fees and payment timing to significantly increase affordable housing development.*

Action 3.3.10: Consider a citywide Enhanced Infrastructure Financing District (EIFD).

On December 16, 2021, the Rules and Legislation Committee of the Oakland City Council recommended that the City Administrator study the implementation of a citywide EIFD to fund affordable housing and infrastructure improvements. Upon completion of this study, the City will consider implementing the EIFD to increase available local funding for affordable housing. An EIFD is a special taxing district that directs a portion of future property tax growth towards infrastructure expenses, including affordable housing.

Responsible Agency: *City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *An EIFD would be a cost-recovering program for any implementation costs.*

Timeline: *By 2028, complete studying the possible implementation of an EIFD.*

Objective: *Study and consider implementing an EIFD to significantly increase affordable housing development and fund infrastructure improvements to match need.*

Action 3.3.11: Support innovations by design.

The City will support and encourage innovations in construction technology to build more housing in less time, more affordably, and with fewer resources by supporting non-traditional construction methods (such as modular and other offsite construction methods).

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Significantly increase production of housing using construction innovations to match housing need.*

Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.

The ACAH program provides loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing. The ACAH program was formalized through the passing and issuance of local Measure KK bond funds, but will continue in future years even as those funds have all been allocated. As such, the City will continue to issue NOFAs as funding is available and work with borrowers—including local community land trusts—

to create new affordable housing units and preserve existing ones. The City will also continue to explore additional funding sources to sustain the ACAH program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate approximately 25% of available local funding towards continuing the ACAH program.*

Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.

The City will continue to allocate funding to support predevelopment funding for affordable housing projects using its existing local sources, to help relieve the costs associated with the entitlement process especially for emerging and BIPOC affordable developers. The City will also identify and secure low-cost debt products for affordable housing development. To this end, the City has applied to HUD for Section 108 authority to leverage its CDBG allocation to provide low interest debt for affordable housing. Because Section 108 are hard loans that require repayment, the repayments could be revolved to support ongoing pipeline. The City will use a data-informed approach to target its resources towards both high-opportunity and historically marginalized/redlined areas. The city will also target resources to support the growth of emerging and BIPOC affordable developers.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME and Section 108 funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As suitable funding and projects become available, predevelopment funding and low cost debt products will be made available for affordable housing development.*

Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.

Affordable housing developers indicated during outreach that competing with market rate developers for sites posed a barrier on their ability to acquire sites for development. The City typically provides gap financing commitments during predevelopment, with funds provided at

construction finance closing; acquisition is an eligible cost for reimbursement by the City's funding. While directly funding acquisition presents an earlier, riskier, and less efficient investment of the City's limited funds, in recognition of this critical need the City will consider the implementation of a leveraged acquisition fund to allow for faster and more efficient acquisition transactions. The City will also study the creation of debt and/or equity funds to support small site housing projects. If feasible and funding is available, this new fund may be similar in nature to the City and County of San Francisco's Small Sites Program, which relies on non-governmental funding for acquisition and rehabilitation, that is later taken out by City funds.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available to leverage philanthropic and other outside resources.*

Timeline: *Ongoing, 2023-2031*

Objective: *By the end of the Housing Element Cycle, the City will be able to report on the practicality of a leveraged acquisition fund, as well as the feasibility and appropriateness of a small sites fund.*

Action 3.3.15: Continue and expand density bonus incentives.

Continue to implement the City's density bonus ordinance and seek opportunities to expand the program, which offers developers density bonuses in exchange for the provision of affordable housing. Consider communicating through bulletins, applications, or clarifying legislation that Oakland supports mixing and matching of low-income category percentages to combine bonuses up to fifty percent. Consider evaluating the density bonus ordinance and deed restrictions needed for the program to make the language more accessible and identify any unnecessary barriers that make it difficult for grassroots organizations and nonprofit developers to navigate this program.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2025, Ongoing*

Objective: *Significantly expand the City's density bonus program and increase production of density bonus projects to match housing need.*

Action 3.3.16: Consider revising the Real Estate Transfer Tax.

The real estate transfer tax, also called a Real Property Transfer Tax (RPTT), is due when a home is sold or gifted. The City will consider the following revisions to the RPTT:

- Make the tax more progressive at higher rates;
- Reduce or waive the tax for affordable housing; and/or
- Use of a portion of the revised tax rate as a dedicated funding stream for affordable housing. This could provide annual revenues at levels significantly higher than current Impact Fee revenue.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Fund for any applicable studies*

Timeline: *Conduct the analysis by 2026*

Objective: *Complete an analysis by 2026.*

Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.

The City will work with low-income, grassroots, and BIPOC affordable housing developers to identify barriers that prevent BIPOC and small nonprofit developers from accessing City funding and navigating the permitting process. The city will then develop solutions to ensure that the development process is transparent, affordable, and accessible for these Emerging Developers, defined by Oakland HCD as "a developer who has less than five (5) years of experience as a developer and/or less than five completed projects." The City has secured a Breakthrough Grant from the Partnership for the Bay's Future that will dedicate a full time fellow to facilitate this work of identifying and breaking down barriers for BIPOC and emerging developers to develop affordable housing in Oakland.

Responsible Agency: *City Administration; Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *San Francisco Foundation, General Plan Surcharge, and permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The proportion of City funding distributed for affordable housing development to low-income, grassroots and BIPOC affordable housing developers will significantly increase by 2031.*

Action 3.3.18: Reauthorize Measure KK.

Measure KK, a bond measure passed in 2016, has provided a significant source of funding for anti-displacement and affordable housing preservation projects. The City has allocated nearly all remaining Measure KK bond funds for resident-led and community land trust-supported preservation projects and homeless acquisition projects and will seek to reauthorize bond authority to increase the funding available for affordable housing.

Responsible Party: *Oakland City Council and Oakland Department of Housing and Community Development*

Potential Funding Source: *General Fund and Local Infrastructure Bond Funds post-Measure KK*

Timeframe: *Authorize local infrastructure bond by 2025, spend funds as available on an ongoing basis*

Objectives: *The size of the new infrastructure bond and the amount set-aside for Affordable Housing is still being determined. For reference, the Measure KK infrastructure bond of $100 million for affordable housing supported the new construction of over 700 units, the preservation of 420 units, and the acquisition and conversion of over 400 units. This leverage of subsidy achieved under Measure KK may not be replicable as KK was layered onto projects that also secured County A1 bond funds, which are now also fully allocated. New construction projects that set-aside at least 20% of units for extremely-low-income residents will be prioritized, per the New Construction NOFA discussed above.*

Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program

As part of a mid-cycle evaluation, the City will establish a system to coordinate tracking units with Development Services staff, who process permitting, to ensure that as projects are developed, there is adequate capacity available citywide to meet the City's RHNA targets and no net loss requirements. The City will also assess effectiveness of its AFFH programs (including Action 3.3.7), including sites that develop in higher resource areas.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Mid-cycle (2027)*

Objective*: Identify and monitor adequate sites available for development, and increase the baseline of affordable units in high-resource areas.*

POLICY 3.4. REFORM ZONING AND LAND USE TO ADDRESS COMMUNITY PRIORITIES

Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setbacks requirement.

The City will allow additional building heights and/or housing densities in certain corridors and districts. These changes include**:**

- **Zoning Districts** such as the Detached Unit and Mixed Housing Type Residential Zones. As discussed in Action 3.2.1, the City will develop zoning standards for a diversity of housing types in single-family neighborhoods, including duplexes, triplexes, and fourplexes. Zoning changes will include revised standards for building heights, densities open space, and setbacks. The City will also reduce minimum lot sizes to facilitate the subdivision of existing lots. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility and potential opportunities for home ownership (split lots and condominiums). The City will also develop objective design standards at the neighborhood level to ensure that such missing-middle housing is designed in a manner that is compatible with existing residential housing forms in these zoning districts.

- **Corridors** such as International, Foothill, and MacArthur Boulevards. The current building height map and permitted densities along key corridors does not always allow residential projects to meet their full potential. Consistent with the housing sites map, the City will undertake revisions to allow increased heights and densities. The City will also study opportunities to increase heights and densities on interior residential streets within close walking distance of key corridors.

- **Transit-proximate areas**. Alongside efforts to increase missing-middle housing (see Action 3.2.1), the City will increase allowed height and density in areas in close proximity to high-capacity transit, including areas near BART and BRT Stations.

- **Resource-rich areas**. Oakland's high resource neighborhoods are typically lower-density and have historically been exclusive – both economically and racially. Allowing higher density multi-unit buildings in these areas that are rich in services will help increase the competitiveness of affordable housing projects for State funding, as well as the feasibility of developing significant numbers of housing units within these neighborhoods. Zoning changes may include permitting residential densities above 30 dwelling units per acre by right in designated areas for affordable housing projects. This will help further fair housing objectives by increasing the availability of affordable housing, in high resource areas.

  Responsible Agency: *Oakland Planning & Building Department*

  Potential Funding Source: *General Plan Surcharge and permit fees*

  Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.2: Revise Conditional Use Permit (CUP) requirements.

Conditional Use Permits are currently required for multifamily buildings in the RD-2 and RM Zones, which can act as a constraint on development – especially for affordable housing. The City will revise regulations to permit multi-unit building according to objective criteria such as building type and development size, without subjecting multi-unit residential projects to CUPs. Under Action 3.4.7, the City will create objective design standards and amend the Planning Code design review procedures to allow for streamlined review and, where appropriate, ministerial approval. The City will also actively promote and support use of SB 35 to streamline 100 percent affordable housing developments. These revised standards will be implemented alongside changes to Oakland's RD, RM, and RU zones as described in Action 3.2.1.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.3: Revise citywide parking standards.

Parking requirements are a major cost driver in residential development, and often conflict with sustainable development goals that seek to reduce dependence on automobile use. As such, the City recently eliminated residential parking minimums in the downtown area. Continued revisions of Oakland's parking standards will be undertaken through a comprehensive review of existing residential parking standards and the identification of appropriate new standards to match long-term development and environmental goals. Additionally, for mixed-use development projects (commercial on ground floor and residential uses above), the City will explore flexibility in parking requirements so that additional residential development on these sites is not constrained by any lack of conformance with commercial parking regulations.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2026*

Phase I (by 2023):

Revise parking standards for housing sites opportunity areas, including corridors

Adopt DOSP, and included parking standards.

Phase 2 (by 2025): Revise parking standards for all other housing types and zones, including single family zones.

Objective: *Reduce constraints to development to significantly increase production of housing to match housing.*

Action 3.4.4: Revise open space requirements.

Both affordable and market-rate developers have pointed to the relatively high open space standards in Oakland as a constraint to development, especially for higher-density projects. The City will revise common and private open space standards for multi-family developments to increase the feasibility of residential projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.5: Correct zoning district boundaries that cut through parcels.

Oakland's Zoning Map includes many zoning district boundaries that cut through individual parcels – meaning that the same parcel is subject to multiple development standards, which can act as a development constraint. In updating the Zoning Map, the City will correct instances of this occurrence and ensure that zoning district boundaries that affect allowed height and density follow parcel boundaries to the maximum extent feasible to remove inconsistencies and ambiguities.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.6: Capture the diversity of existing built fabric in zoning.

Oakland has a diverse historic urban fabric, some of which no longer conforms to the current Planning Code. To capture and continue this diversity and remove ambiguities, the City will reduce

minimum lot sizes and setbacks to allow the creation of small-lot developments, as well as legitimize the many existing small-lot neighborhood patterns in West Oakland and other neighborhoods. The City will conduct a comprehensive review of the Planning Code to identify where current development standards have created non-conformities for older built facilities and amend development standards to reduce or eliminate them where appropriate. The City will also provide flexibility in the objective standards to retain and promote the City's vernacular built environment.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.7: Implement objective design standards.

The City currently requires design review for nearly all residential development, which can significantly lengthen the time required for project approval. To reduce the permitting timeline, the City has initiated a process to develop objective design standards to streamline the approval of residential, mixed-use, and commercial building types, with a particular focus on much-needed affordable housing projects in transit-rich areas. As opposed to "design guidelines," objective design standards will not be subject to interpretation, and result in faster, more predictable approvals of high-quality development that respects Oakland's history and benefits the local community.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, and SB2 Grant for Objective Design Standards*

Timeline: *2023 – 2024*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.8: Implement new ADU standards that streamline approvals and address unpermitted units.

In January 2022, the City updated its ADU regulations to comply with changes in State law. To address unpermitted units, the new ADU regulations go beyond minimum compliance with State law and establish an expansive legalization process for unpermitted ADUs addressing not only any existing non-compliance issues with the Building Code but the Planning Code as well. The City

has also initiated a program to allow pre-approved construction documents for ADUs that creates a more streamlined approval pathway for many homeowners The City will continue to implement this legalization and streamlining of ADU permitting processes. The City will study options to alleviate the burden of the building code on the legalization of unpermitted ADUs.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and Ongoing*

Objective: *Reduce constraints to development to significantly increase production of ADUs to help address housing need.*

Action 3.4.9: Permit sites included in prior RHNA cycles to develop with affordable housing by right.

Pursuant to State law, the City will permit vacant sites included in two consecutive prior RHNA cycles and non-vacant sites included in at least one prior RHNA to develop with owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects. These sites are identified in Appendix C, Table C-26.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Within three years of adoption*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS

Action 3.5.1: Support community land trusts and other shared equity models.

The City has worked with a variety of community land trusts, including East Bay Permanent Real Estate Cooperative, Sogorea Te', Oakland Community Land Trust, Bay Area Community Land Trust and the Northern California Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds through Bond Measure KK to community land trusts to acquire and preserve affordable housing units. The City will continue to offer this program and

support community land trusts. The City is also working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units and will implement these practices going forward. Financial or technical assistance may become available from the Bay Area Housing Finance Agency (BAHFA) or possible State programs. The City will prioritize lower-income residents and residents at risk of displacement while supporting shared equity models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Funds will be made available to equity affordability models through the City's annual affordable housing NOFA's on an annual basis (2023-2031)*

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to shared equity affordability models as per current practice.*

Action 3.5.2: Support housing cooperatives, co-living, and cohousing models.

Formal and informal housing cooperatives, co-living and cohousing models in Oakland have traditionally provided an alternative form of affordable housing, including ownership housing. To further support these initiatives, the City will conduct outreach with community-based organizations and other community partners to identify ways the City can support these models, especially for lower-income residents. The City will prioritize lower-income residents and residents at risk of displacement when supporting these alternative housing models. The City will study how planning and occupancy standards affects the viability of these models.

Responsible Agency: *Oakland Department of Housing and Community Development, Oakland Planning and Building Department*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *2031; Oakland Department of Housing and Community Development will be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle*

Objective: *Oakland Department of Housing and Community Development will be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle.*

Action 3.5.3: Advocate for statewide legislation on social housing.

The City of Oakland recognizes that the statewide housing crisis requires statewide solutions. As such, the City will advocate for social housing legislation under consideration in the State legislature, known as the California Social Housing Act or AB 2053. The Act would establish a California Housing Authority (CHA) to produce and preserve social housing – publicly-owned and mixed-income developments that maintain homes as permanently affordable. In addition, the City will track and advocate for statewide efforts to repeal Article 34 of the State Constitution that directly inhibits the ability of local jurisdictions to meet RHNA goals.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *City legislative advocacy will be funded through the existing general fund-supported contract for State legislative representation services.*

Timeline: *Ongoing, 2023-2031; the City will continue advocacy for social housing and Article 34 repeal legislation until it is adopted.*

Objective: *The State of California will successfully adopt social housing legislation and repeal Article 34.*

Action: 3.5.4: Evaluate acquisition and development opportunities for moderate- and middle-income households.

The City will evaluate the merits of acquisition and development models to assist in the construction or preservation of middle-income housing, potentially in partnership with other regional agencies.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *The model could be financed by bond financing underwritten by rental revenue, with relatively shallow subsidies in the form of property tax abatements*

Timeline: *Evaluation will be ongoing as opportunities evolve*

Objective: *If a suitable opportunity exists to efficiently produce or preserve middle income housing, the City will design a program or participate in a program developed by other public agencies.*

POLICY 3.6. STREAMLINE THE APPROVAL OF NEW HOUSING

Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.

The City will work with developers and housing stakeholders, particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.7, and/or increasing staffing at the Planning and/or Building Bureau to reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.2: Provide increased flexibility in development standards.

The City will provide increased flexibility in development standards, with a focus on smaller infill residential projects, to ensure that these projects can qualify for streamlined permitting without need for variances. The City will also consider increasing staff-level authority, with clear guidelines, to grant minor exceptions, which can also reduce project timelines and costs. Alongside efforts described in Actions 3.2.1, this flexibility will increase the capacity of the Planning Bureau to permit a variety of units, more expediently, creating more residential units in traditionally lower-density neighborhoods.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.

Through the implementation of objective design standards as described in Action 3.4.7, the City will create a ministerial review pathway for qualifying developments based on project size, type,

affordability level, and location. Discretionary design review will still be required for some types of projects and where certain adjustments are requested. As part of the entitlement reform process, the City will consider fee subsidies and/or payment deferrals to better accommodate affordable housing projects and increase the financial feasibility of affordable projects. The City will work with community partners and affordable housing developers to identify and implement appropriate entitlement reform actions.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.

SB 35 created a streamlined and ministerial approval process for housing projects that meet siting and construction criteria including being located in communities that have failed to meet their RHNA. The City of Oakland was among the 225 jurisdictions that made insufficient progress towards meeting the RHNA for low- and very-low-income housing at the time of the State's most recent determination in 2021 and is therefore subject to the streamlining provisions for proposed development in which 50 percent or more of the units will be affordable. The City provides an SB 35 streamlining checklist to facilitate the development of affordable housing, and will actively promote use of SB 35 streamlining for 100 percent affordable projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.5: Continue one-stop and online permitting services.

Through the Online Permit Center (Accela Citizen Access), property owners are able to apply for and follow the status of their permits online. The City also operates an in-person One-Stop Permit Center, where the counter services of the Planning & Building Department, Oakland Fire

Department, and Department of Transportation have been combined in one location to expedite the permitting process. The City will continue to offer both online and in-person permitting services to reduce permitting timelines. The City will also coordinate with affordable housing developers to understand and correct the gaps in these services.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2031*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

POLICY 3.7. EXPAND OPTIONS FOR SPECIAL NEEDS HOUSING

Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.

The City will continue to encourage a wide variety of senior housing opportunities, particularly for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in Planning Code. The City will continue to award points in its consideration of housing funding to projects that serve special needs populations, including seniors and homeless individuals. The City will explore options to expand the amount of financial assistance available to developers of housing for seniors and persons with special needs and will commit to transparent reporting of how special needs units are assisted.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Economic & Workforce Development Department; Oakland Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.2: Provide housing for persons with HIV/AIDS.

The City will continue to provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in

existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. The City will enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, HOPWA, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.3: Accessible units in new housing developments.

The City of Oakland's Housing Development Services division will uphold and align with State and Federal funding requirements for accessibility standards, which for most new construction projects requires at least double requirements under ADA and State building codes.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to meet the requirements of the Americans with Disabilities Act and the Fair Housing Act, among other local, state, and federal laws to ensure accessible units are included in new housing developments.*

Action 3.7.4: Implement the sponsor-based Housing Assistance Program.

The City will continue to work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service-enriched housing options that increase housing choice for special needs populations. The City will explore options to find more landlords willing to participate in the program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to work with the Oakland Housing Authority to support households successfully finding housing.*

Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes.

The City will regularly review household size data from affordable housing application portals and waitlists to ensure that affordable housing production is aligned with community needs. City affordable housing funding priorities will be adjusted as needed to be aligned with demand across the spectrum of unit sizes and housing types. This may include large units suitable for multi-generational families, studios and efficiency units for individuals, and projects with common areas appropriate to seniors, families, or other demographic groups..

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will adjust scoring points as needed to encourage housing typologies that reflect local household needs.*

Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right.

The City will consider expanding zoning districts where rooming units and efficiency units are permitted by right, including in medium-density RU and RM zones. These smaller, more modest units are more likely to be a source of naturally occurring affordable housing over the long term, while also allowing new development to align with current demographic trends towards smaller household sizes.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Enable increased production of rooming units and efficiency units.*

POLICY 3.8. CONVERT VACANT LAND AND UNITS TO HOUSING

Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).

On November 6, 2018, Oakland voters approved Measure W, the Oakland VPT. The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property. A property is considered "vacant" if it is "in use less than fifty days in a calendar year," and not subject to any of 10 exemptions. The City will continue to implement the VPT to encourage active uses on vacant land and regularly monitor the effectiveness of the program. The City will also consider expanding exemptions to the VPT to reduce the impacts of unintended hardships on nonprofit and affordable housing developers. As directed by Council, funding from this measure may be spent on homeless services, affordable housing, and illegal dumping cleanup.

Responsible Agency: *Oakland Department of Finance; Department of Human Services*

Potential Funding Source: *Self-funding through the vacant property tax*

Timeline: *Ongoing, 2023-2031*

Objective: *Through the vacant parcel tax, seek a 10% reduction in vacant parcels by the end of the Housing Element period.*

Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations.

Traditional brick-and-mortar commercial and retail businesses have continued to transition to an Internet-based model, which has been further accelerated by the COVID-19 pandemic. As a result, a significant number of ground-floor commercial and retail spaces in Oakland remain vacant. The City will explore opportunities to promote the conversion of vacant ground floor spaces in certain areas to live-work and other residential use, as may be appropriate in the local context. The City will also explore other opportunities to promote the conversion of vacant office or commercial space to housing.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2026*

Objective: *Significantly increase conversion of vacant ground floor commercial space to residential uses, where appropriate, to match housing need.*

Action 3.8.3: Consider a tax on all vacant residential rental units.

Although housing demand in Oakland remains extremely high, the City experiences a higher vacancy rate than both Alameda County and the Bay Area overall. This results from a variety of factors but may ultimately lead to higher housing costs. Oakland currently has in place vacancy tax

on parcels and several types of housing units – including condos, duplexes, and townhome units under separate ownership. The City will consider extending the current vacancy tax to all residential units to encourage active use of residential units and expand the available housing supply.

Responsible Agency: *Oakland Department of Finance*

Potential Funding Source: *General Fund*

Timeline: *Consider by the end of 2026 whether the vacant parcel tax ought to be revised or expanded*

Objective: *By the end of 2026, consider and if appropriate adopt a revision to the vacant parcel tax.*

Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.

The City currently provides the Community Buying Program, which assists Oakland residents in purchasing affordable homes. These properties have been made available through programs like the Oaktown Roots Affordable Homes pilot program and local community land trusts, like the Oakland Community Land Trust and the Bay Area Community Land Trust. These programs will also help promote long-term affordable homeownership, which will also promote the objectives of Policy 5.1.

Responsible Agency: *Oakland Department of Finance; Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As additional funding is available, continue to convert vacant parcels to affordable housing.*

Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

Partner with the Alameda County Tax Collector to identify tax-defaulted property suitable for development or preservation as affordable housing. Through use of the Chapter 8 tax sale program, make this property available to affordable housing providers, community land trusts, and related

organizations, either by encouraging nonprofits to directly acquire through Chapter 8, or by pulling properties from auction to administer through a City program.

Responsible Party: *Oakland Department of Housing and Community Development, Oakland Economic and Workforce Development Department*

Funding: *Contributory value of the land, impact fees, HOME, other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As funding, partners, and suitable parcels become available, tax defaulted properties will become available as affordable housing.*

Goal 4. Address Homelessness and Expand Services for the Unhoused

The City of Oakland is facing an unprecedented humanitarian crisis of residents who are experiencing homelessness. As the United Nations notes in its mandate on the right to adequate housing, the right to adequate housing is more than having a roof over one's head, it is the right to live in safety and dignity in a decent home; HUD Secretary Fudge has declared that "housing is a human right." Ultimately, permanent housing is the solution to homelessness (see Goal 3). Goals, policies, and actions in this Housing Action Plan recognize housing as a human right and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Homelessness disproportionately impacts Oakland's BIPOC residents, particularly the city's Black residents. Further, special needs households—including extremely-low-income households—tend to be at greater risk of experiencing homelessness. Addressing homelessness and providing high quality services to the unhoused is also a racial equity issue, and must be part of the City's efforts to affirmatively further fair housing. By expanding access to quality homelessness services across Oakland, and seeking to expand transitional housing options in a citywide manner, the City will work to avoid an overconcentration in homelessness and homelessness-related services in disadvantaged neighborhoods. Further, by expanding economic opportunities for the unhoused, Oakland will help those currently unhoused access housing opportunities in a variety of Oakland neighborhoods. This goal, and the policies and actions that implement it, will address fair housing issues as they relate to homelessness in Oakland.

POLICY 4.1 EXPANSION OF HOMELESS SERVICES

Action 4.1.1: Expand, improve, and maintain crisis response beds.

Since 2018, the City has expanded its supply of emergency interim housing (community cabins, shelter beds, Safe RV parking) by over 1,000 beds/spaces. This increase is almost entirely funded

with one-time funds. The City will use local, county, State, and federal funding to maintain these new resources and to improve the effectiveness of these beds in moving people to permanent housing (for example, by adding rapid rehousing exit resources). In addition, the City will continue to expand the interim housing sites and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include supportive services such as rapid rehousing assistance, housing navigation, and access to resources via Coordinated Entry. The City will seek to partner with Alameda County to provide mental health and substance use services in interim sites and will partner with mainstream workforce programs to support on site job training programs. The City will coordinate efficient provision of services and resources from private, nonprofit, local, Alameda County, and State organizations.

Responsible Party: *Oakland Human Services Department*

Potential Funding Source: *Measure Q, ESG, State Homeless Housing Assistance and Prevention Funding, various HUD funding sources, CalAIM (through County)*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *1. Increase the number of people who are experiencing homelessness in Oakland who are sheltered; and 2. Invest in and improve the quality of interim housing programs so that more people exit to permanent housing and more people exit to permanent housing more quickly.*

Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color.

Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households. Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland. The City will track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population.

Responsible Party: *Homelessness Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Increase and stabilize people while providing opportunities to improve income they need to avoid entering or returning to homelessness.*

Action 4.1.3: Expand health and hygiene facilities and services, and improve access to bathrooms and showers.

Starting in FY 20-21, this intervention has greatly expanded to serve a minimum of 60 curbside sites with porta-potties, handwashing stations, and garbage pick-up. Oakland's Human Services Department has created two new outreach staff positions whose primary role is to support the participating encampments with maintaining the services, cleanliness, and compliance with the Encampment Management Policy. These City staff also support designated site leadership at each encampment site. The site leaders ensure that the porta-potties are used appropriately, and keep the units clean in between the official servicing. City staff provide the site leaders with cleaning supplies and stipends for their work. Per Council directive, the goal is to increase to 100 sites and four City outreach staff.

Responsible Party: *Homeless Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funding, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *More people experiencing unsheltered homelessness have access to services which promote health and dignity.*

Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.

Recognizing that a lack of access to living wage jobs is a significant driver of homelessness in Oakland, the City will work with the Oakland Unified School District, higher educational institutions, related nonprofit agencies, business and other partners to create low barrier work opportunities for people who are currently unsheltered. These programs will offer support for development of work-related skills, provide services to address employment barriers specifically targeted to the needs of unhoused residents and increase the co-location and collaboration between providers of homeless assistance and employment programs and services. In addition, the City will work to match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless.

Strategies to include:

- Low barrier work opportunities, for people re-entering the workforce
- Add employment specialist positions in core homeless services/prevention services programs
- Flexible funding pool to support career track training and employment programs

- Benefits advocacy to obtain SSI or other income for which they are eligible

  Responsible Party: *Oakland Human Services Department; Homelessness Division, Economic and Workforce Development Department, Office of the City Administrator*

  Potential Funding Source: *Local, State, and federal funding, as available*

  Timeframe: *Ongoing, 2023-2031*

  Objectives: *Reduction in the number of households which return to homelessness in the two years after obtaining housing.*

POLICY 4.2 ENCAMPMENT MANAGEMENT

Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy.

The City of Oakland adopted the 2020 Encampment Management Policy. The purpose of this policy is to protect and serve all Oaklanders, sheltered and unsheltered, and to manage the adverse impacts of homeless encampments by balancing the interests of all residents, focusing encampments actions on mitigating negative outcomes as they pertain to public safety, public health, and equity outcomes. The City will implement the Encampment Management Policy during the next Housing Element period.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *2023-2031*

Objectives: *The Encampment Management Policy is essential to connecting unsheltered individuals to human services, emergency shelter and long term permanent supportive housing, while executing comprehensive operations focused on managing health and safety conditions of public spaces. The goal is to close areas where encampments are not permitted, provide regular and adequate trash collection from encampments, to ensure that porta-potties and hand-washing stations are services regularly as needed, and that encampments receive regular deep cleanings that ensure that our unhoused residents are not living in conditions that threaten health and/or safety until fully abated.*

The policy sets forth the following objectives:

1. *Designate high-sensitivity areas, where unmanaged encampments are presumed to cause unreasonably high levels of health and safety impacts due to the nature of the location;*
2. *Designate low-sensitivity areas, where enforcement will not be prioritized;*

3. *Make findings that will prompt Encampment Management Team intervention; and*
4. *Provide guidance on addressing unreasonable health and safety risks, promoting voluntary compliance, and strategies to address non-compliance.*

Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator.

Homelessness intersects with multiple departments and agencies, all of which fall under the City Administrator's purview. Leading from the Office of the City Administrator, the Homelessness Division serves as the primary liaison between the City Administrator's Office and internal and external agencies, along with other City departments, regarding the City's homelessness response and provides inter- and intra-agency coordination focusing on the City's management of its unsheltered population. This division directs the program and operational decision-making in division activities; encampment management response teams and task forces; organizes, manages, and directs the review and implementation of the City's major projects.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *2023—2031*

Objectives: *Lead the implementation, expansion, and strategic coordination of Homeless Response Operations and Service Delivery across City of Oakland departments, and external public and private partners, organizations, and agencies.*

Action 4.2.3: Strengthen interdepartmental Encampment Management Team.

The Encampment Management Team (EMT) is an interdepartmental working group tasked with implementing and administering this policy, consisting of representatives from Oakland's Public Works Department, Human Services Department, Oakland Policy Department, Oakland Fire Department, the City Administrator's Office (CAO), and other consulted departments as necessary (e.g., the Mayor's Office, the City Attorney's Office, Parks and Recreation). The EMT is facilitated by the CAO via the Homelessness Administrator.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *1. The EMT aims to execute duties assigned to their respective departments for the completion of interventions (Health and Safety) prescribed in the 2020 Encampment Management Policy (Health and Hygiene, Deep Cleanings, Partial Closure, and Closure); 2.*

To channel unsheltered individuals in every encampment to human services, emergency shelter and long term permanent supportive housing; 3. To effectuate the completion of the Encampment Management Policy interventions, each department may promulgate additional specific procedures necessary to effectuate the roles described in this policy under development specific Standard Operating Procedures.

Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with the Homelessness Advisory Commission.

The City will increase opportunities for leadership and input from people experiencing homelessness in the design, implementation, and evaluation of encampment management and homeless services t The City will also seek to build trust between law enforcement, social workers, and homeless individuals/families and promote mentorship opportunities for formerly homeless individuals and people recovering from addiction. Further, the City will refine encampment management policies and strategies using qualitative and quantitative data to assess the experience of encampment for BIPOC residents and will implement culturally-specific and anti-racist strategies to better meet the short-term needs of BIPOC unsheltered residents.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Review and make recommendations of existing and new proposals funding homelessness services funded by City of Oakland Measures Q and W.*

Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.

In FY 21-22 the City opened its first co-governed program site. Co-governance is an intervention model where unsheltered residents come to an agreement about how they will live together in a community setting of an encampment. This includes, but is not limited to, selecting site leadership, determining eligibility for participation, developing community expectations for behaviors and for staffing/running the site, holding each other accountable for the agreed upon expectations, and maintaining the health and safety of the community residents. A backbone agency (nonprofit/community-based agency) works alongside residents to support the residents in the design, leadership and operations of the site. The backbone agency is the contracting entity with the City/funder and holds ultimate accountability for ensuring the safety and security of the site. The City, in partnership with unsheltered residents will continue to refine this model and to expand this model as new sites open.

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Homeless Housing Assistance and Prevention funds, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *Increase the number of interim housing sites which have people experiencing homelessness as partners in site design and operations.*

POLICY 4.3 PROMOTE PERMANENT SUPPORTIVE AND DEEPLY AFFORDABLE HOUSING FOR UNHOUSED COMMUNITIES

Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

The City will secure and advocate for additional funding for building and operation of permanent supportive and deeply affordable housing for homeless households using a combination of State and federal sources, such as the State Homekey program, the federal HOME-ARP program, and funding from the local Oakland Housing Authority. The City will continue incorporating a preference for City-assisted affordable housing projects that include at least 20 percent of units for vulnerable populations, including but not limited to homeless individuals and families living at or below 20 percent of AMI; as well, the City will increase this homeless set-aside in future NOFAs should operating funding resource availability support the increase. The City will work with residents, service providers, and property owners to ensure adequate and transparent long-term plans for maintenance and service provision within new and existing permanent supportive housing. The City will also pursue the strategic acquisition of hotel, motel, and dorm facilities by and with nonprofit partners to house unsheltered residents. The City will further work to coordinate Oakland Housing Authority's award process with the City's Affordable Housing NOFA process and Homekey opportunities. The City will also work with the State and other partners to explore opportunities to expand the supply of extremely-low-income housing for residents that do not require supportive services. These efforts align with the City's HOME-ARP plan that targets HOME-ARP resources to support HUD Qualifying Populations, which include individuals and families who are: experiencing homelessness, at risk of becoming homeless, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, at greatest risk of housing instability, and/or needing supportive services or assistance would prevent homelessness.

Responsible Party: *Oakland Human Services Department; Oakland Department of Housing and Community Development; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funds*

Timeframe: *Ongoing, 2023-2031, as funding is available*

Objectives: *Secure funding to significantly increase construction and maintenance of permanent supportive and deeply affordable housing to match need for unhoused communities.*

Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis.

The City will utilize statewide streamlining opportunities, such as categorical CEQA exemptions and Program EIRs, and revise the Planning Code to minimize the need for discretionary review with a ministerial option for projects that utilize objective design standards for approval. The City will also identify and eliminate roadblocks in the review of building permit applications to expedite and increase the production of modular developments and other quick-build shelter solutions on private land in Oakland. The City will also work with other public agencies, including Caltrans, to facilitate and streamline more flexible shelter solutions on public land. The City will ensure that smaller units used as permanent housing units are in compliance with the Building Code to mitigate fire and other public safety hazards.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Planning Code changes in 2023; ongoing, 2023-2031*

Objectives: *Significantly increase production of modular developments and other quick-build shelter solutions to match need for unhoused communities.*

Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing, and ensure that the authority and streamlining of the City's Emergency Homelessness Ordinance remains in place.

The City will amend the Planning Code to ensure that transitional housing and supportive housing projects are permitted equivalently to similar permanent residential uses in the appropriate zone.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of transitional and supportive housing and continue the authority and streamlining of the City's Emergency Homelessness Ordinance.*

Goal 5. Promote Neighborhood Stability and Health

All Oakland residents deserve to live, work, play, and thrive in safe, affordable, healthy, and welcoming communities. In Oakland, this geography of opportunity and health-supporting neighborhoods has been inequitable, with low-income communities and communities of color more likely to live in neighborhoods overburdened by pollution, disinvestment, and other social and environmental injustices. Goals, policies, and actions in the Housing Action Plan can address environmental justice by protecting residential areas from harmful pollution impacts. As the City prioritizes investments, infrastructure, building upon existing community assets, and resources to achieve environmental justice in disinvested areas, the Housing Action Plan seeks to ensure that existing residents can stay in their communities and benefit from these increased resources through opportunities for homeownership (see also Goals 1 and 3).

1. Reduce greenhouse gas emissions in the building sector through the promotion of sustainable design principles, energy efficiency, decarbonization/electrification, and smart growth principles in residential developments.

2. Encourage higher-density, infill, and mixed-use development near transit to reduce reliance on automobiles.

3. Promote adaptation strategies to improve neighborhood and community resilience to climate change in collaboration with local and regional partners.

4. Leverage State and federal resources to assist with the remediation of environmental constraints on potential housing sites.

5. Ensure any addition of housing to neighborhoods at risk of wildfires is accompanied by infrastructure improvements to mitigate the evacuation needs for new residents.

6. Promote an equitable distribution of housing, including affordable housing, throughout the community, while providing opportunities to those that want to remain in existing neighborhood.

7. Ensure that programs support development of both rental and ownership opportunities for affordable and middle-income housing.

Homeownership confers a range of benefits – including greater certainty over housing costs, opportunity to stay in one's chosen neighborhood, the ability to make changes to the living environment, privacy, and the ability to build financial equity. In addition to tangible individual benefits, homeownership also brings substantial social benefits such as a stronger sense of place and belonging, improved community health and safety, and civic participation.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Oakland has historically experienced patterns of significant inequities – between the hills and the flatlands, west and east, and across race and income. Rising housing costs and displacement

pressures continue to disproportionately burden the city's Black population and other people of color, even as historically Black neighborhoods continue to see disinvestment and relatively high rates of poverty – see Appendix D for further context. The City has made great strides to correct these patterns of discrimination—including through the establishment of the Department of Race and Equity to advance racial equity in 2016—but needs to expand its efforts to eliminate racial disparities and discriminatory housing practices. The City will take steps to correct historic and ongoing patterns of discrimination to create a fair and just city through the simultaneous actions of opening up exclusionary neighborhoods (see Policy 3.4) and focusing resources, funds, tenant protections, and support of existing communities in disinvested neighborhoods and ethnic enclaves (see Goals 1, 2, and 3).

Oakland has some of the lowest rates of homeownership among major Bay Area cities, rivaled only by San Francisco. About 60 percent of Oaklanders are renters, and with continuously rising home prices, affordable homeownership remains out of reach for most Oaklanders. This is especially true for the city's working and middle classes, as traditionally blue-collar neighborhoods have become increasingly expensive in recent years. Homeownership is distributed unevenly by race and ethnicity – while most white households own their homes, the majority of BIPOC households are renters. American Indian or Alaska Native (70.8 percent), Hispanic or Latinx (69.4 percent), and Black or African American (67.8 percent) households are especially likely to be renters. See Appendices B and D for more information.

This goal aims to expand opportunities for homeownership, particularly for low-income communities and communities of color. Along with efforts in Goal 1 and Goal 2, increased affordable and middle-income homeownership opportunities will reduce displacement pressures and keep Oaklanders in their homes.Expanding homeownership opportunities will protect both individual families and the social fabric of Oakland's neighborhoods. First-time homebuyer programs can also expand access to historically exclusionary neighborhoods by giving prospective homeowners the resources and tools they need to secure a home in neighborhoods that meet their needs. Community land trusts and other models of maintaining permanently affordable housing, as outlined in Policy 3.5, also provide opportunities to increase rates of affordable homeownership.

In addition to safe, affordable, high-quality housing for all people, a key determinant of equity is a healthy built and natural environment for all people. Such an environment should include a mix of land uses that support jobs, housing, amenities and services, trees and forest canopy, and clean air, water, soil, and sediment. In Oakland, low-income communities and communities of color are more likely to suffer from environmental injustices such as disproportionate exposure to air pollution, toxics and hazardous facilities and substances, contaminated water, and other environmental hazards. These disparities are due to a history of systemic racism and social injustices that influence where these communities live. As the impacts of climate change become more severe, these communities are most likely to be impacted first and hardest. As the City adds more housing stock over the course of this Housing Element period, it is imperative that new development sustains a healthy environment by working to "reduce the unique or compounded health risks in disadvantaged communities" and is prepared for the heightened impacts of climate change, especially protecting those who are most at risk. As part of this goal, efforts to align affordable housing development with transit—such as through the State's Affordable Housing and Sustainable Communities program—and expand access to high opportunity neighborhoods and good jobs are integral to furthering environmental justice through housing.

POLICY 5.1 SUSTAIN AFFORDABLE FIRST-TIME HOMEOWNERSHIP INCENTIVES

Action 5.1.1: Provide first-time homebuyer programs.

When funding is available, the City has historically provided several first-time homebuyer programs – including the First Time Homebuyer Mortgage Assistance Program (MAP), and the CalHome Program. As funding becomes available—either through State or program-related income—the City will resume these programs. The City also provides first-time homebuyer workshops and promotes workshops hosted by a HUD-approved counseling agency. Although City-sponsored classes are currently suspended due to the COVID-19 pandemic and the absence of funding, the City continues to provide information for other local classes. When the public health emergency subsides, the City will continue to directly offer workshops. Finally, the City maintains a list of deed-restricted below market rate (BMR) homes for sale to assist potential buyer and will continue to maintain this list throughout the planning period. The City will collect data through the first-time homebuyer programs to understand the extent of homeownership need and to identify gaps in the programs. . Further, as part of Action 5.3.3, the City will engage in targeted outreach in partnership with community-based organizations and fair housing services providers to reach the most impacted communities – including Black and Latinx households.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing Funds (CalHFA, HCD), Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data as available*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.2: Expand access to low-cost financing for home purchase.

Through the first-time homebuyer programs described in Action 5.1.1, the City was able to issue 121 loans totaling approximately $6.8 million during the previous planning period. With appropriate funding, these low-cost financing options have been very effective in promoting affordable homeownership. The City will continue to seek funding for these programs and provide access to homebuyer resources related to other county, State, or federal level funding – including through the Consumer Financial Protection Bureau (CFPB), California Housing Finance Agency

(CalHFA), Golden State Finance Authority (GSFA), Federal Home Loan Bank's (FHLB) WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State Housing Funds (CalHFA, HCD), Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data as available*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

Oakland HCD has traditionally worked with Section 8 voucher holders as part of the first-time homebuyer programs. Furthermore, the Oakland Housing Authority (OHA) offers the Homeownership Program to eligible residents – which permits participants to apply their housing subsidy towards a monthly mortgage payment. As funding and capacity permits, the OHA will continue to offer this program and expand eligibility criteria as feasible. Oakland HCD will also continue to work with voucher holders through first time homebuyer programs. OHA will collect data on residents who make use of the Homeownership Program to understand program participants and existing gaps.

Responsible Party: *OHA; Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD, State Housing Funds (CalHFA, HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on OHA's Homeownership Program*

Objectives: *If funded at historic levels, the City expects to provide 30 low-income Section 8 voucher holders with down payment assistance.*

POLICY 5.2. PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Action 5.2.1: Protect against smoke and wildfire.

As wildfires become more frequent, it is increasingly important to ensure safe and healthy indoor air quality. The City will require new development follow requirements for indoor air filtration,

including the installation of MERV filters, as specified in the California Building Code, and will support property owners in retrofitting their homes to protect inhabitants from wildfire smoke. The City will prioritize retrofits in communities with disproportionate exposure to air pollution and substandard housing. To reduce the impacts of secondhand smoke, the City will explore amendments to the smoking pollution control ordinance to create smoke-free environments within multifamily housing properties. Further, the City will encourage the addition of clean air centers and resilience spaces within residential areas that can provide emergency services in the event of a wildfire.

Responsible Party: *Oakland Public Works Department; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.*

Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

Expand and allow community-serving uses such as retail, restaurants, and personal services within areas that are primarily residential, and increase opportunities to add multi-family housing in commercial areas that are well-served by transit. Encourage sustainable transportation choices and improve pedestrian activity with new housing development, potentially by reducing vehicular parking requirements in new development and/or requiring transit, cyclist, and pedestrian access design features. Work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. Ensure that new transit-oriented development is accompanied by tenant protection policies described in Policy 1.1. Further, the City will support and encourage the development of affordable housing near transit and amenities through its NOFA and by co-applying to State programs such as AHSC and IIG (see Action 5.2.4).

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2023 – 2025 and Ongoing*

Objectives: *Significantly increase infill, transit-oriented development and mixed-use development to meet housing need.*

Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.

The City will study options to provide financial assistance to property owners for the remediation of environmentally contaminated sites, such as former gas stations or auto mechanic shops, which are being developed for housing. Funding priority will go to sites with proposed affordable housing projects.

Responsible Party: *Oakland Public Works, Environmental Services Division*

Potential Funding Source: *State of California's Equitable Community Revitalization Grant Program, United States Environmental Protection Agency Brownfields Grants program*

Timeframe: *Ongoing, 2023-2031 as funding is available*

Objectives: *As suitable funding is available, Oakland will study and/or remediate contaminated sites to the maximum feasible extent.*

Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.

The AHSC program, administered by the Strategic Growth Council and implemented by HCD, distributes Statewide Cap-and-Trade funding for affordable housing developments (new construction or renovation) and sustainable transportation infrastructure projects. Successfully implemented, the AHSC program transforms California cities into places where residents can get everywhere they want to go without having to drive. The City of Oakland will apply directly or support partners such as nonprofit and for-profit housing developers, transportation and transit agencies, and joint powers authorities to apply for AHSC grant funding.

Responsible Party: *Oakland Department of Housing and Community Development; DOT; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase affordable housing development through application for AHSC funding to meet housing need.*

Action 5.2.5: Encourage climate-resilient housing.

Consistent with the City's Equitable Climate Action Plan (ECAP) and Ordinance 13632 CMS, all newly constructed buildings in Oakland are prohibited from utilizing natural gas or connecting to natural gas infrastructure. The City will continue to support property owners in building electrification, energy efficiency and resilience, and seismic safety retrofits, prioritizing funding in frontline and disadvantaged communities. The City will work with organizations such as the U.S. Green Building Council to recognize net-zero energy projects with sustainable and resilient design, including passive design and energy- and water-efficient systems. The City will continue to require all projects that meet the Green Building Ordinance for Private Development thresholds comply with green building standards, exceeding CALGreen Standards, and will encourage and promote green features such as durable low-embodied carbon materials, green and cool roofs, electric vehicle charging stations, and others such features during the permitting and entitlements process. The City will continue to require green building certification under BuildItGreen.org's GreenPoint Rated or LEED Certification systems and give preference to projects scoring higher in the Green Point Checklist, or which meet or exceed LEED Gold level, in the affordable housing NOFA scoring process. The City can promote and expand existing programs to provide education and incentives to property owners and residents who implement water conservation, energy conservation, waste reduction, and resilient landscaping measures. The City will ensure that new housing development within areas subject to flooding associated with sea level rise encourage placement of life safety, mechanical, and electrical systems above flood elevations (i.e., second story or higher). The City will also encourage the addition of community spaces within residential areas that can provide emergency services in the event of a natural disaster or power outage.

Responsible Party: *Oakland Public Works Department; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase construction of climate-resilient housing to meet housing need.*

Action 5.2.6: Consider adoption of a disaster reconstruction overlay zone.

The City will consider the adoption of a disaster reconstruction overlay zone to streamline reconstruction following a natural disaster. Such a zone would establish ministerial approvals and streamlined permitting for the reconstruction of homes after a natural disaster, similar to reconstruction zoning created in Santa Rosa following the Santa Rosa Wildfire. This could

accelerate reconstruction, require rebuilt homes to adhere to the latest earthquake and fire safety standards, and reduce the impacts of disasters on housing affordability in Oakland.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *State and federal grants, as available*

Timeframe: *2023 - 2027*

Objectives: *Consider adopting a disaster reconstruction overlay zone to meet housing need in response to potential disasters.*

Action 5.2.7. Encourage new affordable housing in higher resource neighborhoods.

Affordable housing units, including both publicly-assisted housing and housing choice vouchers, tend to be concentrated in low resource and high segregation and poverty areas. Higher resource neighborhoods have failed to provide their share of affordable units through low-density zoning that has largely prevented development at the scale necessary for affordability. To expand where affordable housing units are located, including both publicly assisted housing and housing choice vouchers, the City will encourage further affordable development in higher resource neighborhoods through allowing for higher densities and streamlined approval for affordable projects. In its annual competitions for the award of housing development funds, the City will continue to give preference to projects in areas which help advance desegregation and are located in neighborhoods with strong educational quality. Further efforts may include working with affordable developers to identify appropriate sites in high resource neighborhoods and providing direct outreach and resources to Section 8 voucher holders and landlords to find appropriate housing in higher resource areas (see also Action 3.3.2). Actions 3.2.1 and 3.4.1 will also help increase the availability of housing within higher resource neighborhoods.

Expanding equitable housing opportunities in higher resource areas will also require Oakland to take on a new challenge: find ways to expand affordable housing opportunities in wildfire-prone Hills neighborhoods. The City will therefore analyze the current evacuation capacity of Hills neighborhoods, assesses infrastructure options to expand that evacuation capacity, and study options to pair affordable housing development in the Hills with corresponding safety-related infrastructure investments. This effort will align with the upcoming changes to the City's Land Use and Transportation Element (LUTE), which is also being revised as part of the City's broader General Plan update.

However, while increasing affordable development in higher-resource neighborhoods is a State priority, it only represents one strategy towards increasing opportunity for historically disadvantaged residents. Many Oakland residents want to remain in the neighborhoods that they

call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. These neighborhoods are also often rich in transit and service resources tailored to community needs. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). These efforts are also described in Goal 1 and Goal 2. Oakland HCD's New Construction Notice of Funding Availability has recently been modified to balance scoring to between being in higher-resource and high performing schools (for family housing) with the goal of seeking to increase investment in areas of the City that have suffered from economic and infrastructural disinvestment, as well as prioritizing affordable housing in areas where low income residents are especially vulnerable to displacement pressures.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General fund, permit fees, other local, State, and federal funding sources as available*

Timeframe: O*ngoing, 2023-2031*

Objectives: *Oakland's residential dissimilarity index (which compares racial segregation across neighborhoods) will decrease by at least 10% by 2031.*

Action 5.2.8: Promote the development of mixed-income housing to reduce income-based concentration.

As noted previously, lower-income housing tends to be concentrated in lower resourced neighborhoods. The City will work to promote mixed-income developments to further reduce the geographic isolation of lower-income units and promote increase neighborhood investment in distressed areas. The City will encourage use of the State Density Bonus program, promote mixed-income development in specific plan areas, and access the CalHFA bond recycling facility for mixed-income projects.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Significantly increase production of mixed-income housing and reduce income-based concentration to match housing need.*

Action 5.2.9: Provide accountability measures for housing programs, including annual monitoring.

The Housing Element is a living document that provides a roadmap for the next eight years. As such, the City will actively monitor activities undertaken to meet program objectives pursuant to Annual Progress Report requirements. To ensure accountability, the City will solicit annual feedback from the community to understand the effectiveness of individual programs.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Human Services Department; Oakland Economic & Workforce Development Department; Oakland Public Works Department; DOT*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Monitor and enforce Housing Element implementation to understand whether individual programs significantly improve Oakland housing conditions and address housing need.*

POLICY 5.3. PROTECT HOMEOWNERS AND TENANTS FROM DISCRIMINATION

Action 5.3.1: Provide fair housing services and outreach.

The City will continue to partner with fair housing service providers operating within Oakland. As most housing discrimination complaints are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. The City will also seek additional State and federal funding to assist fair housing providers.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.2: Promote awareness of predatory lending practices

Predatory lending practices are a major contributor to racially discriminatory housing patterns and were one of the major factors in the previous decade's foreclosure crisis. To curb these practices, the City will work with fair housing service providers to provide educational materials and workshops in a variety of languages to inform Oakland residents of best practices. The City will promote fair lending practices to ensure that low-income residents and residents of color have fair access to capital resources needed to acquire and maintain housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.

Oakland's Black and Latinx populations experience disproportionately high rates of cost burden and tend to live in neighborhoods with higher rates of overcrowding and other housing issues. The City will work with fair housing service providers to target outreach and programming to Black and Latinx Oaklanders, as well as neighborhoods experiencing high levels of housing issues. The City will regularly monitor housing issues like cost burden, overcrowding, code enforcement complaints, and substandard housing to understand where the highest need for services exists.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Fund, permit fees, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Oakland's residential dissimilarity index (which compares racial segregation across neighborhoods) will decrease by at least 10% by 2031.*

4.2 Quantified Objectives

State law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table

4-1 provides Oakland's quantified objectives by income category for the 2023-2031 planning period. New construction estimates include units in pipeline projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity.

Table 4-1: City of Oakland 2023-2031 Quantified Objectives

Income Category	*New Construction[1]*			*Rehabilitation[2]*	*Conservation/Preservation[3]*
	Pipeline Project	*Projected ADUs*	*Remaining RHNA*		
Very-Low-Income[4]	1,213	692	4,646	-	-
Extremely-Low-Income[4]	607	346	2,323	-	-
Low-Income	1,244	692	1,814	1,216	258
Moderate-Income	166	594	3,697	-	-
Above-Moderate-Income	9,716	-	1,817	-	-
Total	12,339	1,978	11,974	-	-

1. New construction objectives represent the City's RHNA for the Sixth Cycle Housing Element update. Estimates include units from pipeline projects and projected accessory dwelling units (ADUs).
2. Estimates are derived from the City's 2020/2021 Consolidated Annual Performance and Evaluation Report ((152 rehabilitated units in 2020/2021, projected over 8-year period).
3. Conservation/preservation estimates are based on the estimated number of assisted units that are at risk of conversion to market rate, as discussed in Appendix B.
4. The extremely-low-income housing need is assumed to be 50% of very-low-income housing need. Quantified objectives for very-low-income housing includes extremely-low-housing objectives.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

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

State law (California Government Code Section 65588[a]) requires jurisdictions to review their housing elements to evaluate:

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

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

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

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

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

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

A.1 Regional Housing Need Allocation Progress

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

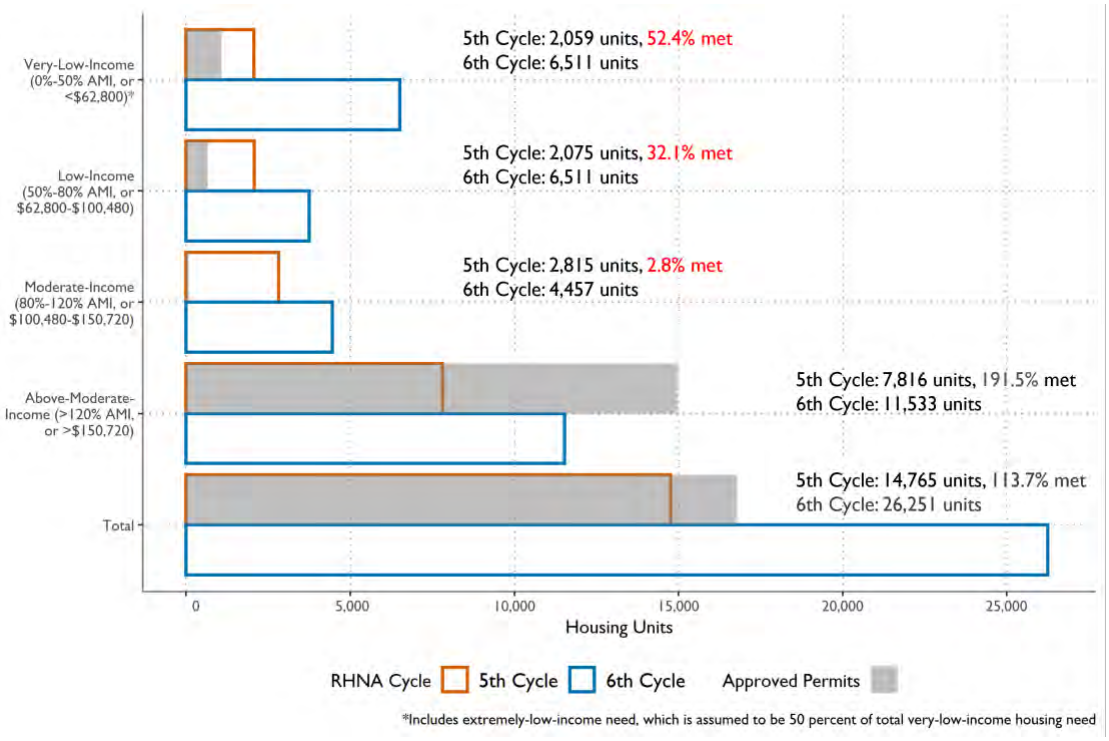
While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Above-moderate-income permitting during the period reached nearly double the RHNA, and approximately nine above-moderate-income units were permitted for every one affordable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

Unfortunately, recent studies have shown that the RHNA process asks cities to plan for more than 10 times the amount of subsidized housing than can be funded with existing funding sources, which must cover escalating land, construction, and labor costs.[1] Further, in line with

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

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

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



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

In the seven years between 2015 and 2021, the City permitted a total of 1,079 very-low-income units (including extremely-low-income units), 666 low-income units, 78 moderate-income units, and 14,966 above-moderate-income units. These numbers reflect affordability provided specifically through deed restrictions that guarantee the units will remain affordable to the specified category for years to come, but does not take into account newly constructed units that may naturally be affordable to lower income households, nor does it reflect existing units that may become affordable to lower income families due to market conditions and unit age. See Chart A-1 for a comparison of approval rates to the 5th cycle RHNA, as well as a comparison to the increased 6th cycle allocation.

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

A.2 Evaluation of Goals, Policies, and Actions

ASSESSMENT OF GOALS AND POLICIES

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

ASSESSMENT OF ACTIONS

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

While housing actions are individually evaluated in Table A-2, the Housing Element must also assess the cumulative impact of housing actions on special needs groups. Goal 6, and all policies contained within it, addresses fair housing issues and promotes actions to meet the housing needs of statutorily protected groups, many of which are considered "special needs." Further, policies 2.5, 2.6, 2.9, and 5.4 directly address a variety of special housing needs such

as seniors, large families, extremely-low-income household, and persons experiencing homelessness. There are over 20 actions directly aimed at special needs groups – including persons experiencing homelessness, persons with a disability, the elderly, female-headed households, extremely-low-income households, and persons with HIV/AIDs.[2]

While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. As indicated in Appendix B, the housing crisis has continued throughout the 2015 to 2023 period and rates of homelessness have drastically increased. Appendix F provides an assessment of the constraints to housing production and identifies potential reasons why the City fell short of meeting its RHNA. While discrete City actions may be effective, more comprehensive steps must be taken to encourage the production of emergency shelters and transitional and supportive housing, as well as housing affordable to lower-income groups. The Permanent Access to Housing (PATH) Framework to address homelessness represents one such approach that the City should continue to implement.[3] Other steps the City will take to adequately meet the needs of special needs groups during the 2023-2031 period are described in the Housing Action Plan.

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

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

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

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

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

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

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

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

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

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

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

Goals/Policies	*Accomplishments*
Policy 4.4 – Anti-Displacement of City of Oakland Residents. The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low-income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.	
Goal 5 – Preserve Affordable Rental Housing	
Policy 5.1 – Preservation of At-Risk Housing. Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market rate housing.	There was no conversion of identified "at-risk" units during the period, although one project was destroyed by a fire. The City also continued to provide financial assistance for affordable development and preservation, including through Oakland Housing Authority resources. Other major programs include the Rent-Adjustment Program, the Just Cause for Eviction Ordinance, the Tenant Protection Ordinance, residential hotel (SRO) preservation requirements, limits on conversion of residential to non-residential uses, and limits on condo conversions.
Policy 5.2 – Support for Assisted Projects with Capital Needs. Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.	
Policy 5.3 – Rent Adjustment Program. Continue to administer programs to protect existing tenants from unreasonable rent increases.	
Policy 5.4 – Preservation of Single Room Occupancy Hotels. Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely-low-income households.	
Policy 5.5 – Limitations on Conversion of Residential Property to Non-Residential Use. Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.	
Policy 5.6 – Limitations on Conversion of Rental Housing to Condominiums. Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.	
Policy 5.7 – Preserve and Improve Existing Oakland Housing Authority-Owned Housing. Continue to preserve and improve existing Oakland Housing Authority-owned rental housing.	

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

Goals/Policies	*Accomplishments*
Goal 6 – Promote Equal Housing Opportunity	
Policy 6.1 – Fair Housing Actions. Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary. Provide a one-stop resource center to address all housing issues faced by Oakland residents.	During the period, the City continued to work with the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa: Just Cause, and ECHO Fair Housing to provide fair housing services. Other effective actions related to equal housing opportunity include the Oakland Fair Chance Ordinance, publishing disability access and Affirmative Fair Marketing Procedures & Guidelines on the City's website, reasonable accommodation procedures, Community Credit Needs Assessments, and the Housing Element Annual Progress Report. The City's Department of Housing and Community Development's Community Development & Engagement section also provides resources.
Policy 6.2 – Reasonable Accommodations. Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services.	
Policy 6.3 – Promote Regional Efforts to Expand Housing Choice. Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing.	
Policy 6.4 – Fair Lending. Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.	
Policy 6.5 – Accountability. Work to promote accountability by City to the policies it has slated in the Housing Element.	
Goal 7 – Promote Sustainable Development and Sustainable Communities	
Policy 7.1 – Sustainable Residential Development Programs. In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.	The City continues to operate the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). Other actions related to sustainability include the promotion of solar energy, collaborations with Energy Upgrade California in Alameda County, Bay Area Regional Energy Network (BayREN), and East Bay Energy Watch (EBEW), and the promotion of mixed-use development, transit-oriented development, and development in PDAs.
Policy 7.2 – Minimize Energy and Water Consumption. Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.	
Policy 7.3 – Encourage Development that reduces Carbon Emissions. Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage	

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

Goals/Policies	*Accomplishments*
development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.	In 2016, the City released the "Resilient Oakland Playbook," while in July 2020, the City Council adopted the Equitable Climate Action Plan. Further, in 2021 the City adopted a new 2021-2026 Local Hazard Mitigation Plan.
Policy 7.4 – Minimize Environmental Impacts from New Housing. Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.	
Policy 7.5 – Climate Adaptation and Neighborhood Resiliency. Continue to study the potential local effects of climate change in collaboration with local and regional partners, such as BCDC. Identify potential adaptation strategies to improve community resilience to climate change, and integrate these strategies in new development, where appropriate.	

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
GOAL 1: Provide Adequate Sites Suitable for Housing for All Income Groups						
POLICY 1.1: Priority Development Areas - Housing Program						
ACTION 1.1.1	*Site Identification*. Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/Jack London Square Area, Fruitvale/Dimond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Bureau of Planning	Keep updated inventory on the City's website, 2016-2023	The City has not yet conducted an inventory of vacant and underutilized land within the City's Priority Development Areas (PDA). The PDA designations were updated in 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. The 2020 Adopted Priority Development Areas (PDAs) map is available on the City's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 In addition, these updated PDAs can also be found on MTC's website: https://mtc.ca.gov/planning/land-use/priority-development-areas-pdas	This action is an effective method of targeting development and marketing resources in Priority Development Areas (PDAs).	The action is appropriate to the Housing Element.
ACTION 1.1.2	*Expedited Review*. Continue to expedite the permit and entitlement process for housing developments with more	Bureau of Planning & Bureau of Building	Ongoing, 2015-23	From 2015-2021, Planners in the Bureau of Planning processed planning entitlement applications, including for larger developments in Downtown Oakland. In 2016, two new staff were	The policy is effective. Between 2018-2021 (the period during which State HCD	The action is appropriate to meet Housing Element goals.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.			added to the Bureau of Planning to help process entitlements more quickly.	has required that jurisdictions report the number of units issued a completed entitlement for the Annual Progress Report), the City entitled 14 projects with more than 50 units in the Downtown area, or about 3,135 units. In addition, from 2018-2021, 2,323 units were completed in Downtown in developments with more than 50 units. Data from the 2015-2017 period is not readily available due to changes in reporting requirements.	
ACTION 1.1.3	*Streamline Environmental Review*.	Bureau of Planning	Ongoing, 2015-23	1) ln July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are	The action is effective.	The action is appropriate to

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).			requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review; 2) The City continues to rely on the EIRs adopted for recent Specific Plans when reviewing the CEQA impacts of individual developments; in many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process; 3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and attended workshops, for a streamlined approach to the review of transportation impacts, and began to work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743; and		meet Housing Element goals.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				4) On October 17, 2016, the City of Oakland updated its CEQA Thresholds of Significance Guidelines related to transportation impacts to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.		
ACTION 1.1.4	*International Blvd. Community Revitalization Without Displacement Incentive.* An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations, private industry and other partners to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Policy development starting 2014-15	The City continued its work to revitalize the International Boulevard corridor while also working to increase the availability of affordable housing along the corridor. The following affordable housing projects have completed construction or are currently underway along this corridor: • Camino 23, a 37-unit affordable development at 1245 23rd Avenue and International Boulevard, completed construction in 2019.	This initiative has been an effective means to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies that prevent the displacement of long-time residents and small businesses.	The initiative is appropriate to meet Housing Element goals.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	prevent the displacement of long-time residents and small businesses. Key parts from the City's award-wining International Boulevard Transit Oriented Development Plan will be implemented.			• Casa Arabella, a 94-unit affordable development adjacent to the Fruitvale BART station and International Boulevard corridor, completed construction in 2019. • Fruitvale Transit Village Phase II-B, a 181-unit affordable development also adjacent to the Fruitvale BART station, is currently under construction. • Ancora Place, a 77-unit affordable development located at 2227 International Blvd, received a commitment of $4.8 million in City funds, was awarded $11,740,653 in Multifamily Housing Program (MHP) funds and $5,602,112 in Infill Infrastructure Grant (IIG) funds from the California Department of Housing and Community Development. The developer also applied for California Housing Accelerator funding in fall 2021 and expects an award in 2022. • 3050 International, a 76-unit proposed affordable development, is applying for		

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				funding. The developer applied for funding from the City's New Construction Notice of Funding Available (NOFA) and if awarded, will likely pursue tax credit funding in 2022. • A commercial development located at 2700 International was acquired by the Unity Council, who initiated plans to redevelop the property into a mixed-use affordable housing and commercial development. The Unity Council applied for funding from the City's New Construction NOFA in January 2022. In 2020, the City of Oakland, in partnership with the East Oakland Neighborhoods Initiative, was awarded a $28.2 million Transformative Climate Communities (TCC) Implementation Grant. The funds will be allocated to five community revitalization projects, including one 55-unit affordable housing development. TCC's 95th & International began construction in 2021.		

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Oakland Sustainable Neighborhood Initiative (OSNI) engaged in its final year with the State Department of Conservation Grant for promoting socioeconomic equity on International Blvd Corridor, successfully completing the goals as stated in the grant. Along with OSNI collaborative partners and Community Planning Leaders, the following successful outcomes were achieved: • Monthly meetings to collaborate on projects, outreach and International Blvd. Bus Rapid Transit construction updates, continuing with monthly meetings through 2018 to continue collaborating with stakeholders on projects, outreach, and small business sustainability. • Establishing a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all. • Implementing the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of		

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				long-term small businesses, which conducted outreach to over 1,1151 businesses along the BRT route, providing technical assistance to 874 businesses, and 2 Business Assistance Grants. • Supporting HOPE Collaborative with implementation of specific segment of the Elmhurst Healthy Neighborhood Plan developed through a community process. • Continuing to work with partners to increase development of affordable housing. • Maintaining the Catalyst Project Sites for readiness and support in bringing them to fruition.		
ACTION 1.1.5	*Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.* Micro-living quarters are defined in the Oakland Planning Code as "a	Bureau of Planning	2015-2020	Micro-units are included in the Land Use and Urban Form chapter of the Final Draft Downtown Oakland Specific Plan. As of December 2021, the draft zoning to implement the Downtown Oakland Specific Plan is underway and includes regulations for micro-units.	The policy is still under development, therefore, there is no way to evaluate its effectiveness.	Micro-units are a housing product type that will help to meet the significant demand for housing.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits." Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, DBV-2 and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.					
POLICY 1.2: Availability of Land						
ACTION 1.2.1	*Land Inventory (Opportunity Sites).* Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable	Bureau of Planning	Post to City's website within 90 days of adoption and final	The City's Detailed Land Inventory can be found on Section 4 and Appendix C of the 2015-2023 Housing Element, which continues to be posted to the City's web page: https://www.oaklandca.gov/resources	This action is an effective method of maintaining an adequate supply of land to meet the regional housing share under the	The action is appropriate to the Housing Element.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.		certification (by HCD) of Housing Element	/read-the-2015-2023-housing-element.	ABAG Regional Housing Needs Allocation (RHNA).	
POLICY 1.3: Appropriate Locations and Densities for Housing						
ACTION 1.3.1	*Broadway Valdez Specific Plan (BVSP).* Track progress on the approval and completion of the 1,800 housing units included in the development program for the Broadway Valdez Specific Plan (BVSP).	Bureau of Planning	Ongoing, 2015-23	The Broadway Valdez Specific Plan has far exceeded its original goal of enabling the approval and completion of 1,800 new housing units. As of December 2021, there are a total of 4,091 housing units in various stages of completion within the Broadway Valdez District Specific Plan area: Built (Completed) = 2,194 housing units Under Construction = 450 housing units Building Permit Filed = 728 housing units Approved, but no building permits = 322 housing units Applied for, but not approved = 397 housing units	The Broadway Valdez Specific Plan was very effective in incentivizing housing with an EIR that helped to expedite housing approval as well as letting developers know what the City and the community wanted for this area. The development program that was created for the plan allowed for flexibility with the	The action is appropriate to the Housing Element.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map	EIR that different uses could be changed out without having to change the EIR. The number of housing units originally planned for the area was 1,800 units and 2,149 unit have already been built so far. With the additional units under construction, filed for building permits, approved with planning permits, and applied for planning permits there will be a total of 4,091 units.	
ACTION 1.3.2	*Lake Merritt Station Area Plan (LMSAP).* Track progress on the approval and completion of the 4,900 housing units included in the development	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the Lake Merritt Station Area. As of 2021, a total of 1,591 new dwelling units have been approved, including: 1,230 market rate units, 44	The action is an effective method of tracking progress on the approval and completion of the	The action is appropriate to the Housing Element.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	program for the Lake Merritt Station Area (Specific) Plan (LMSAP).			moderate-income units, 138 low-income units, 120 very-low-income units, and 59 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP). While the City has not yet achieved the goal of 4,900 units in the plan area, housing is in various stages of development and is anticipated to be constructed in the 6th cycle,	
ACTION 1.3.3	*West Oakland Specific Plan.* Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the West Oakland Specific Plan (WOSP). As of 2021, a total of 2,442 new dwelling units have been approved, including: 1,819 market-rate units, 156 moderate-income units, 64 low-income units, 300 very-low-income units, and 103 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: https://www.oaklandca.gov/resources	The action is an effective method of tracking progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	The action is appropriate to the Housing Element.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				/download-the-city-of-oakland-major-development-projects-list		
ACTION 1.3.4	*Coliseum Area Specific Plan (CASP).* Track progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	Bureau of Planning	Ongoing, 2015-23	The City continues to post updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map and Brochure for the Coliseum Area Specific Plan" at: https://www.oaklandca.gov/resources/read-the-general-plan-amendments-for-the-coliseum-area-specific-plan	The action is an effective method of tracking progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	The action is appropriate to the Housing Element.
ACTION 1.3.5	*Central Estuary Area Plan (CEAP).* Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).	Bureau of Planning	Ongoing, 2015-23	The Planning Bureau's interactive major projects GIS map (and associated major projects list) catalogues developments at least 25 units or have at least 10,000 sq. ft. total Residential Floor Area that includes projects in the Central Estuary area. The interactive map is available at: https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739	Permitting housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.	Build out of housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.
ACTION 1.3.6	*Promote new housing opportunities in the Estuary Area.*	Bureau of Planning	Ongoing, 2015-23	Progress continued on the development of 465 units of affordable housing serving households	The City's efforts to promote housing	The objective dovetailed appropriately

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth), new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former industrial uses predominated.			between 0-60% of AMI in the Brooklyn Basin development, which will include 3,100 total new units as well as commercial and open space. The affordable units include 258 Project-Based Section 8 vouchers for all phases from the Oakland Housing Authority (OHA), which jointly owns the land with the City. The master developer has proposed adding another 600 units of market rate housing to the overall project (as well as marina space). This request was heard at the March 23, 2022 Design Review Committee meeting. Support for the proposal to add 600 housing units moved forward and will be heard by the Planning Commission. Construction of the 211 affordable units on Parcel F completed in December 2020 and achieved 100% occupancy in 2021. The Parcel F projects included 101 units of family housing (Paseo Estero) and 110 units of senior housing (Vista Estero). MidPen Housing Corporation, Oakland Housing Authority, and the City entered into a Lease Disposition and	opportunities in the Central Estuary Area have borne fruit in the 2015-2023 cycle. 3,100 units of housing, including 465 units of affordable housing, are planned, underway, or completed in the Brooklyn Basin development. The City has carried out extensive efforts, including planning and zoning updates, environmental remediation, and direct financial assistance, to provide mixed-income housing in an amenities-rich environment. The City's policies and programs have been highly effective.	with the City's Central Estuary Plan. As the Brooklyn Basin development nears completion, this goal should be revised in future housing element cycles.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Development Agreement on Project 3 (Foon Lok West) on Parcel A in 2019, and closed their loan for the 130-unit Project 3 and started construction in July 2020, and construction continued throughout 2021. MidPen is assembling its financing for Project 4's (Foon Lok East) remaining 124 units of family housing, and pending awards from the new California Housing Accelerator Fund, is projected to commence construction in 2022. With regards to market-rate housing development of Brooklyn Basin, at the end of 2021: Parcels B, C, D, G, H and J are fully entitled (for a total of 1,843 entitled units; of the entitled units, 241 are constructed and occupied).		
POLICY 1.4: Secondary Units						
ACTION 1.4.1	*Secondary Unit – Parking Solutions.* Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of a Planning Code update of the City's parking regulations. Explore the option of eliminating the	Bureau of Planning	2014-2017	The majority of ADUs created in Oakland do not require additional parking because they are located within the 1/2-mile of transit. Tandem parking is also allowed. This has been positive for most areas, except for areas in the Very High Fire Hazard Severity Zone (VHFHSZ) where lots are steep and often do not have off-street parking, streets are narrow, and reliance on cars is very high. Any	The ADU program has been very effective in creating additional units of housing without adding additional off-street parking spaces.	The goals of this portion of the ADU ordinance are appropriate in creating additional housing units without the burden of additional parking in

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

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

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

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	implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.			dimensions are allowed to remain in their current footprint without complying with any setbacks. Newly built ADUs are only required to comply with 4' side and rear setbacks, which is significantly less than regularly required by local zoning regulations. A recent ordinance amendment further reduces this setback to 3 feet in some cases.	on a lot to ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. In addition, the 4' required setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.	housing by allowing to convert existing structures on a lot into ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. Otherwise, the required 4' setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.
POLICY 1.5: Manufactured Housing						
ACTION 1.5.1	*Factory-Built Housing.* Continue to implement City-adopted regulations that allow manufactured housing	Bureau of Planning	Ongoing, 2015-23	The City continues to permit factory-built housing in all residential & commercial districts.	Factory-built manufactured housing becomes more common with the ease of	With the improved process, it is appropriate to allow for

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

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	in single-family residential districts.			In November 2021, City Council approved the Construction Innovation Ordinance, which amends the Planning Code to allow residential occupancy of recreational vehicles, mobile homes, and manufactured homes in all zoning districts where residential uses are permitted.	construction and the improved appearance and variety of designs.	construction in any zone where single-family residences are permitted.
POLICY 1.6: Adaptive Reuse						
ACTION 1.6.1	*Live/Work Conversions*. Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Bureau of Planning	Ongoing, 2015-23	In 2021, the City continues to permit live/work conversions. Thereby allowing the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions continue to be permitted in Oakland. The State Building Code has been adopted by the City to be applied more uniformly as in other cities.	Given Oakland's extensive stock of formerly industrial and commercial buildings, live/work conversions are appropriate.
POLICY 1.7: Regional Housing Needs						
ACTION 1.7.1	*Accommodate 14,765 New Housing Units.* Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least	Bureau of Planning	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the 2015-2023 Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation	The City has effectively met its RHNA housing allocation for total number of units to be built, but it has not met the goal of	The policy is appropriate to the Housing Element.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very-low-, low-, and moderate-income households.			for Oakland. Table A2 in Annual Progress Reports provides details on building starts for each calendar year. See also the City's Land Inventory posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf	the percentage of affordable units and exceeded the number of market-rate units built.	
GOAL 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households						
POLICY 2.1: Affordable Housing Development Programs						
ACTION 2.1.1	*New Construction and Substantial Rehabilitation Housing Development Program.* Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to issue NOFA funds pursuant to funding being available. The City released one Notice of Funding Availability (NOFA) in 2021 for New Construction of Multifamily Affordable Housing, with a funding pot of approximately $15-20 million. Unlike the 2020 New Construction NOFA, which was limited to "Pipeline" projects—projects that had applied for funding in a previous NOFA round—the latest NOFA, for which applications were due in January 2022, was open for all applicants for new rental	The City's NOFAs are effective as the primary method of delivering affordable housing.	This program is highly appropriate and fully consistent with the Housing Element. In future Housing Element cycles, it may be advisable to clarify that NOFAs may be released on a more or less frequent basis

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				housing proposals. The City also made funding commitments to projects that applied for funding under a NOFA for Acquisition and Conversion to Affordable Housing (ACAH) of existing non-deed restricted projects that was released in late 2020. The City of Oakland will have spent approximately $150 million on affordable housing for the 2015-2023 Housing Element. More information about City NOFAs is available here: https://www.oaklandca.gov/resources/nofa-opportunities		than annually, to the extent that funding is available.
ACTION 2.1.2	*Housing Predevelopment Loan and Grant Program.* Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to provide predevelopment loans to nonprofit housing organizations for predevelopment expenses. No new projects applied for or received predevelopment loans in 2021.	The City's predevelopment loan program is effective in facilitating predevelopment activities for the construction of affordable housing. Staff may seek adjustments to the maximum loan amount and other terms to	The program is fully appropriate for the development of affordable housing.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					increase its effectiveness.	
ACTION 2.1.3	*Utilize Public Housing Resources for New Development.* Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work (MTW) voucher flexibilities toward the development of new affordable housing for extremely-low-, very-low-, low-, and moderate-income households.	Oakland Housing Authority	Ongoing, 2015-23	In 2015, under MTW authority, Oakland Housing Authority (OHA) promoted development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. During this year OHA completed construction on Lakeside Senior and placed 91 new units in service. Between 2016 and 2018, no public housing resources were utilized for new development activities. The OHA has continued to assist a number of affordable housing developments. In FY 2021, OHA completed construction on the first two phases of Brooklyn Basin closed financing and started construction on Project 3, known as Foon Lok West. An additional 53 units were rehabilitated in OHA's existing project-based portfolio. • Brooklyn Basin - OHA in partnership with the City of	This action has been an effective means of collaborating with the Oakland Housing Authority to maximize the benefit of housing vouchers. OHA's affordable housing development activity over the past ten years has been strategic, significant and impactful. OHA has developed on its own, or partnered with nine different affordable housing developers, on fifteen major projects adding 1,922 units of new affordable housing since 2008 with a	The action is fully appropriate for the expansion of affordable housing opportunities, as long as "public housing" refers to "affordable housing" and not a specific "public housing" program.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Oakland and MidPen Housing Corporation is developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. • In FY 2021, Project 3, known as Foon Lok West, which includes 130 units for families and formerly homeless households (65 assisted with PBVs) closed all financing and started construction. • Construction was completed on 211 units (132 assisted with PBVs) at Projects 1 and 2, known as Paseo Estero and Vista Estero. Lease up was completed in 2021 and 101 family units (50 of which are PBV) were leased in Paseo Estero and 110 senior housing units (82 of which are served with PBVs) were leased. • 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500	combined total development cost of over $763M. OHA's capital contribution to these projects ($92M) represents 12% of the overall financing required. In addition to providing capital directly to these projects, OHA awarded 719 project-based vouchers (PBVs) using MTW flexibility, which were used to leverage $75M in additional private debt financing. OHA's capital contribution and award of PBVs together contributed approximately 22% of the total cost for fifteen major projects.	

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				square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. OHA has committed to providing PBVs for 16 units. The project received NEPA clearance during FY 2021. • 500 Lake Park Avenue – OHA is partnering with EAH Housing to construct a 53-unit affordable housing building with 2,900 square feet of retail space at 500 Lake Park Avenue in the Grand Lake district of Oakland. The project received NEPA clearance in FY 2021. Also, during FY 2021, OHA acquired the land and provided a loan to EAH to continue funding predevelopment activities for the project. • 6946 Foothill Blvd - OHA and its affiliate OHI conducted predevelopment planning to rehabilitate and preserve 65 units of affordable housing using low-income housing tax credits.	OHA strategically purchased the land on 13 of the 15 projects to ensure that the housing will remain in reach of a stable public agency committed to the preservation of affordable housing in perpetuity. The disposition of 1,615 units of scattered site public housing at the beginning of the decade has proved especially fortuitous as the value of this real estate combined with low-income housing tax credits (LIHTC) and MTW flexibilities, will allow OHA to facilitate future building and redevelopment of	

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			• 7526 MacArthur Blvd Repositioning – OHA conducted a feasibility study on developing affordable housing on an OHA-owned vacant parcel at 7526 MacArthur Boulevard in order to meet Oakland's need for additional permanent affordable housing. • Lion Creek Crossing Phase I LP Buyout – OHA exercised its option to purchase the Limited Partner interest in Lion Creek Crossings Phase I.	new units within these sites at a fraction of the typical cost to develop. As a direct result of OHA's development activities, over 421 low-income, Section 3 eligible Oakland residents have been newly hired on OHA's major development projects. Additionally, OHA projects have helped preserve diversity by creating opportunities for low-income residents to live in central locations, also known as high opportunity areas.	
POLICY 2.2: Affordable Homeownership Opportunities					

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 2.2.1	*First Time Homebuyer Programs.* Continue to operate a First Time Homebuyer Program as funding is available (either through State funding or through program-related income).	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First Time Homebuyer Programs as funding was available (either through State funding or through program-related income). In 2021 the Mortgage Assistance Program (MAP) program made one loan with the last $15,000 of program funds to assist a first time homebuyer. In 2015-2021 the programs issued 121 loans totaling $6,782,346.	This program is effective, and is very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities. The City will continue to fund first time homebuyer loans as funds are available.	The allocation of these first-time homebuyer loans was in alignment with this program's goals as planned and as stated in the Housing Element's policy guidance. The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the greater community benefits by retaining a diversity of

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						homeowners including those earning low to moderate incomes.
ACTION 2.2.2	*Scattered-Site Single Family Acquisition and Rehabilitation Program.* City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate-income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. Also see Actions 2.2.4 and 4.3.4.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.

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	residents (see also Action 4.3.4).					
ACTION 2.2.3	*Foreclosure Mitigation Pilot Loan Program.* Given that the City's foreclosure crisis is currently (2014) impacting long-time Oakland homeowners, the City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	While the City no longer funds the Foreclosure Mitigation Pilot Loan Program, the City continued operation of its an Anti-Displacement Program (Oakland Housing Secure [OHS]-Homeowner Assistance) from October 2020 through September 30, 2021. Centro Legal de la Raza (program administrator) along with Housing and Economic Rights Advocates (HERA) provided emergency financial assistance to homeowners, legal representation, consultations, workshops, outreach, education, and other services to prevent foreclosure of property. Thirty-two homeowners received financial assistance and 498 homeowners benefitted from other services offered through OHS. This program is closed out as of September 2021. No new funding has been identified for FY 2021/22 and forward.	The demand for this service, particularly emergency mortgage assistance, far exceeded resources available. Legal representation successfully resolved legal matters for more than 50% of homeowners, who also reported improved housing stability through: avoiding an eviction, avoiding homelessness, or securing time and/or money to maintain housing. However, Centro Legal reported that mortgage services are slow and difficult to deal	The scope of Oakland Housing Secure (OHS) to support homeowners is important work, though this was one time funding that ended in September 2021. The City, HERA, Central Legal De La Raza and other agencies provide support for homeowners and renters, and rental assistance work continues under the City's Keep Oakland Housed (KOH) program.

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	of vacant properties to result in new affordable homeownership opportunities.				with, as if little has changed since the foreclosure crisis. During the COVID-19 pandemic, the City's focus has been on keeping renters housed using Federal Relief funds.	
ACTION 2.2.4	*Community Buying Program.* The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the City would assure the long-term	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. See also Actions 2.2.2 and 4.3.4.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed

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

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				2017 and 2020, although funding was available through the National Fair Housing Alliance in 2018 and 2019. Funding for this program was not available in 2021. However, as reported in Action 2.2.3, emergency financial assistance (grants) were provided to 32 homeowners in 2021 through OHS. This program is closed with no funding available for 2022.		should be combined with Action 2.2.3 and renamed as Keep Oakland Housed (KOH).
POLICY 2.3: Density Bonus Program						
ACTION 2.3.1	*Density Bonus Ordinance.* Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for projects that provide at least: • Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or • Five percent (5%) of the total Dwelling Units of a	Bureau of Planning	Ongoing, 2015-23	Although Density Bonus applications beyond 100 percent affordable housing developments were relatively rare in the earlier portion of the reporting time period, applications picked up after 2017, after the City's Affordable Housing Impact Fee came into effect. The Impact Fee included an alternative for incorporating affordable units on-site and adjacent to market-rate developments, and resulted in a modest uptick in Density Bonus applicants. Between 2018-2021 (the period during which State HCD has required that jurisdictions report the number of approved or permitted density bonus projects for the Annual Progress Report) 33 projects were	The City has effectively updated its procedures and ordinances to ensure the orderly application of the Density Bonus law.	The Density Bonus is a is a provision of State law and does not require a local enabling ordinance. The City has regularly updated its local ordinance to be consistent with State law.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Residential Housing Development for Very Low Income Households; or • A Senior Citizen Housing Development; or • Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the development are offered to the public for purchase.			approved, 10 were permitted, and 8 were completed as the result of a density bonus.		
POLICY 2.4: Permanently Affordable Homeownership						
ACTION 2.4.1	*Community Land Trust Program.* Continue support of existing Community Land Trust Programs. Support expansion of land trusts if	DHCD	Ongoing support and expansion of Land Trust as	From 2015-2021, the City has worked with a variety of community land trusts, including Oakland Community Land Trust, Bay Area Community Land Trust and the Northern Community Land Trust to provide affordable	This program is effective in promoting homeownership opportunities for very-low-income	DHCD will continue to support the efforts and capacity of the land trusts as

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	land values make it financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.		funds are available.	housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds to community land trusts to acquire and preserve affordable housing units. Through this program, the City has provided Bond Measure KK funding in the amount of $8 million to 5 community land trust projects for a total of 58 units. In addition, approximately $5 million is currently committed to 4 other community land trust projects that are anticipated to close in 2022.	and low-income homebuyers. The City is working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units.	resources are available and if programming is feasible.
ACTION 2.4.2	*Resale Controls*. Continue to utilize financing agreements for City-assisted ownership development projects to ensure that units remain permanently affordable through covenants running with the land.	DHCD	Ongoing, 2015-23	The City continues to record long-term affordability restrictions that run with the land on all City-assisted affordable development projects, both rental and ownership.	Resale controls are a critical and effective tool for ensuring that affordable homeownership units remain affordable.	Resale controls are a fundamental component of the City's affordable homeownership program.
POLICY 2.5: Seniors and Other Special Needs						
ACTION 2.5.1	*Housing Development Program.* Provide financial assistance to developers of housing for	DHCD – Housing Development Services	Ongoing, 2015-23	Housing Development Services continues to circulate a NOFA each year if funding is available, for affordable housing new construction and rehabilitation/preservation of	The City's NOFAs are an effective means of providing financial assistance to properties	The policy is appropriate to the housing element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	seniors and persons with special needs.			existing affordable housing. The New Construction and Acquisition/Rehabilitation NOFAs awards up to five points for rental projects serving special needs populations, and up to ten points for projects containing Permanent Supportive Housing Units for homeless households. The City's Acquisition and Conversion to Affordable Housing NOFA awards up to two points to projects that house vulnerable populations, including seniors.	housing seniors and persons with special needs, achieving the goal as stated in the Housing Element's policy guidance.	
ACTION 2.5.2	*Housing For Persons With HIV/AIDS.* Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes via housing first model	DHCD; Community Housing Services (DHS)	Ongoing, 2015-23	Throughout the period, the HOPWA (Housing Opportunities for Persons with AIDS) program continued to provide housing assistance. In FY 2020-2021 alone, the HOPWA program provided housing assistance to more than 169 persons living with HIV/AIDS and their families utilizing the housing first model. Seven persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 772 households for HIV/AIDS housing and other services. 53 persons living with HIV/AIDS received supportive services. 2 new units of HOPWA housing were completed, increasing the Oakland	The HOPWA Program is an effective program providing housing assistance & supportive services to persons living with HIV and AIDS experiencing homelessness.	The Human Services Department will continue to serve persons living with HIV and AIDS through HOPWA funding.

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	under the Alameda County EveryOne Home Plan.			HOPWA housing inventory to over 290 units, with 116 in stewardship.		
ACTION 2.5.3	*Accessible Units in New Federally-Assisted Housing.* All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland's Housing Development Services unit continues to enforce federal requirements for accessible housing for all projects receiving federal funding assistance. City staff began tracking this data during the 2015-2021 Housing Element period through the Housing & Community Development Department's City Data Services database system and will continue to do so moving forward.	This program is effective.	This program is appropriate for the Housing Element.
POLICY 2.6: Large Families						
ACTION 2.6.1	*Housing Development Program.* Provide points in competitive funding allocations for projects that include a higher proportion	DHCD – Housing Development Services	Ongoing, 2015-23	Since 2017, the City's New Construction of Multifamily Affordable Housing NOFA requires that at least 15% of units in a family project have three or more bedrooms, and awards up to five points to rental projects that	The policy is an effective means of ensuring that City-assisted affordable units are	The goal is appropriate to the housing element. Goal may need revision to

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	of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.			exceed this threshold, and up to nine points to ownership projects that exceed this threshold. Projects with affordable units that can accommodate larger families include the Fruitvale Transit Village, Estrella Vista, Redwood Hill Homes, 94th & International, Civic Center TOD, Mural Apartments, and 11th & Jackson.	constructed for large families.	include 2-bedroom units in next cycle.
POLICY 2.7: Expand Local Funding Sources						
ACTION 2.7.1	*Jobs/Housing Impact Fee.* Continue to implement the City's existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.	DHCD	Ongoing, 2015-23	Data on the Jobs/Housing Impact Fee is reported in the Impact Fees Annual Report. Impact fee reports are available here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Between FY 2016-2021, about $10,123,162 has been collected/paid towards the Jobs/Housing Impact Fee, while $23,209,708 has been assessed. Collected funds go into the Affordable Housing Trust Fund. In accordance with Sections 15.72.050 and 15.74.050 of the Oakland Municipal Code (OMC), the Oakland	The policy is an effective means of generating funds for affordable housing.	The action is appropriate to the Housing Element.

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				Planning and Building Department (PBD) has calculated increases to the Affordable Housing, Transportation and Capital Improvement impact fees for FY 2021-22. Under the OMC, the City Administrator may adopt adjustments to these fees for inflation commencing July 1, 2021. As of January 2022, fees remain the same. In order for the fee increases to go into effect the City Administrator's authorization is required.		
ACTION 2.7.2	*Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing.* The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving,	DHCD; Bureau of Planning	Complete nexus study by December 31, 2014	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. In December 24, 2021 the City completed the Annual Report for Fiscal Year Ended June 30, 2021. See this link for the report: https://cao-94612.s3.amazonaws.com/documents/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf Since the Affordable Housing Impact Fees went into effect on September 1, 2016 – $17,584,503 has been paid and $33,895,450 in revenue has been	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	This program to find additional sources of funding for affordable housing is appropriate for the Housing Element.

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	vibrant and complete communities. The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the			assessed but not due yet, for a total accessed amount of $51,479,953. For Fiscal Year 2020-2021 (ending on 6/30/21), $4,430,250 has been paid for the Affordable Housing Impact Fee; and $15,688,799 was revenue assessed, but not due yet (due to the program's schedule for payments). City of Oakland Impact Fee Annual Reports and related documents covering Affordable Housing, Jobs/Housing, Transportation, and Capital Improvements can be found here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports		

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	contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland.					
ACTION 2.7.3	*Sale of City-Owned Property for Housing. Solicit Requests for Proposals (RFPs) from interested developers to construct housing on City-owned sites*. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the	DHCD	Ongoing, 2015-23	The City advanced the development of 1,285 units of housing, 515 of which are affordable units, on City and former Redevelopment land through five projects since 2018, all of which are completed (Fruitvale IIA, 2016 Telegraph and 1150 Clay St), under construction (95th and International and Fruitvale IIB) or under active Disposition and Development Agreements: • Fruitvale Transit Village IIA, 94 affordable units • 2016 Telegraph, 30 market rate units • 1150 Clay St, 288 market rate units • 95th and Intl. Blvd., 57 affordable units • Fruitvale Transit Village IIB, 181 affordable units • 3050 Intl. Blvd., 75 affordable units	The City followed-through on commitments to issue calls for proposals on key City-owned development sites; solicited proposals from a broad audience of developers, including nonprofit housing providers; and prioritized affordable housing production. Several viable projects are advancing and will deliver a significant number of new housing units. The City has additional sites in its pipeline that	The policy is consistent with the Surplus Land Act and appropriate to the Housing Element. Policy may need revision to include option for ground lease rather than sale. City staff has determined that this program is effective and will continue to advance current development projects and issue additional RFPs/NOAs in the years ahead.

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	property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.			• 12th St. Remainder Parcel, 360 units (108 affordable) The City also issued Requests for Proposals/Notices of Availability (RFPs/NOAs) for seven City-owned sites between 2018 and 2021 and advanced development projects on each of these sites for approximately 1,000 or more additional housing units, many of which will be affordable. Additionally, the City is negotiating with the African American Sports and Entertainment Group for disposition and development of the City's 50% interest in the 120-acre Oakland Coliseum sports complex, co-owned with Alameda County. • 3823-3829 Wood St, 170 units • 3823-3829 MLK Jr. Way, 76 units • 73rd & Foothill, 120 units • Barcelona parcel, units TBD • Clara & Edes Homekey, 82 units (proposed) • 36th & Foothill Homekey, 124 units (proposed) • 1911 Telegraph, up to 540 units (proposed) • Coliseum, units TBD	expects to release in coming years.	

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ACTION 2.7.4	*Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds").* The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales	DHCD	Beginning in 2015 and ongoing, 2015-23	The City continues to allocate 25% of Boomerang Funds to the Affordable Housing Trust Fund.	The policy is a highly effective means of designating funds for affordable housing.	The policy is appropriate to Housing Element goals.

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	proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis.					
POLICY 2.8: Rental Assistance						
ACTION 2.8.1	*Expansion of Section 8 Vouchers.* Work with the Oakland Housing Authority (OHA) to obtain additional funding from the federal	Housing Authority	Ongoing, 2015-23	During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new	This program is effective. The OHA does their best to apply for and allocate these vouchers.	This program is appropriate to the Housing Element.

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	government for more Section 8 rental assistance for very-low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.			allocation of 44 Section 8 vouchers for the Northgate Terrace development to serve additional low-income families. However, since 2016 Section 8 cannot be expanded without additional funding from the federal government, which has not occurred; nor is any funding anticipated in the foreseeable future. In 2021, OHA received an allocation of 515 Emergency Housing Vouchers (EHVs). After receipt of the award, the Executive Director quickly assigned staff to an interdepartmental team to manage and oversee distribution, placement and utilization of EHVs. With the same urgency, OHA staff led the effort to execute a county-wide Memorandum of Understanding (MOU) to memorialize the important, inter-jurisdictional collaboration to lease approximately 864 Emergency Housing Vouchers. OHA awarded 49 FYI Foster Youth to Independence (FYI) vouchers, that will be effective March 2022.		

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ACTION 2.8.2	*City of Oakland Rental Assistance Program.* Support a continued partnership between the City of Oakland and a non-profit agency to provide up to $5,000 in rental assistance grants to distressed tenants impacted by the foreclosure crisis.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing as funds are available, 2015-23	The City partnered with Seasons of Sharing to provide rental assistance and utility assistances to low- and moderate-income Oaklanders and seniors impacted by the foreclosure crisis. This program started in 2013 with three dedicated staff, Seasons of Sharing and 3 Community Groups. The program ended in 2019 due to decreased resources.	When operated with sufficient staff and fund resources, the program served close to 90 Oakland residents per year.	Households earning 50% or less of median income, especially those earning 40% or less are most likely to require rental assistance. With the appropriate level of resources this program is appropriate based on the need of the community.
POLICY 2.9: PATH Strategy for the Homeless						
ACTION 2.9.1	*Provide outreach programs to those who are homeless or in danger of becoming homeless.* The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to	DHS	Ongoing, 2015-23	Under the City of Oakland Permanent Access To Housing (PATH) Strategy, Homeless Mobile Outreach Program (HMOP), regular outreach is conducted to assess the needs of unsheltered persons in encampments, transition aged youth (TAY), and the general homeless population to not only assess their needs but also to also provide the intervention necessary to direct homeless/unsheltered persons to	DHS staff believe that this program is effective given its accomplishments during this planning period.	The PATH Strategy will continue to operate to serve the homeless population in Oakland.

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	providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through City's PATH Strategy to end homelessness.			housing options, health services and other human services. In early 2021, the City's Homeless Mobile Outreach Program (HMOP) was expanded substantially, doubling FTE staff to 10 front line workers, and amended the scope of work to reflect the City's priorities more explicitly. In so doing, the make of the outreach team is as follows: • Specialist Mobile Outreach (SMO): Three teams of up to 3 staff members principally tasked with engagement and support for unsheltered homeless individuals and service details each consisting of: 1 clinical staff (master's level) who will support all three teams, 1 substance use and/or mental health specialist, 1 generalist outreach specialist. Each SMO teams is assigned a regional zone and provide in-depth services and continuity of care to the unsheltered homeless individuals in each zone.		

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				• Assessment, Procedures and Postings Team (APPT) consists of one team of up to 3 staff members principally tasked with assessment, mitigation, blight abatement, and implementation of procedural intervention at street-based encampments throughout the City of Oakland. In addition, this team respond to City requests to outreach and engage specific encampments, including progressive engagement model and supportive actions to increase the health and welfare of encampments and the surrounding community. In 2021, through such outreach efforts approximately 17,914 units of harm reduction supplies including food, water, blankets, fire extinguishers, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to 895 unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Over 4,493 units of duplicated outreach and		

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				intensive case management efforts were provided to the 895 unduplicated unsheltered persons. From the outreach services to the unsheltered, 43 individuals successfully exited homelessness to positive housing destinations including permanent housing, transitional housing, shelters, and respite.		
ACTION 2.9.2	*Support programs that help prevent renters from becoming homeless.* The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness. The City will investigate the possibility of establishing a	DHCD; DHS	Ongoing, 2015-23	The Oakland PATH Rehousing Initiative (OPRI) Program is a partnership with the Oakland Housing Authority, the City of Oakland & several homeless service provider agencies. OPRI provides housing subsidies (funded by OHA) & intensive case management (funded by the City of Oakland) to multiple populations experiencing homelessness in Oakland. OPRI served a total of 159 participants in FY 2020-2021. This included people living in encampments (46), people living in encampments with serious mental illness (19), seniors (8), re-entry clients (29) households with children (Abode) (7), Transitional Age Youth (23) and family households (BFWC) (10) including children (BFWC) (19). Between FY 2014-2018. 519	DHS staff believe that this program is effective given its accomplishments during this planning period.	~~.~~ DHS continues to provide this service as resources are available.

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	funding source for an expanded rapid rehousing program both as a means to keep individuals and families at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness; this could include short term and medium term rental subsidies.			households were served by OPRI and 431 clients were served between FY 2018-2021. In FY 2019-2020 the OPRI Collaboration expanded to include a family services provider, serving 20-40 families per year with housing subsidies and case management. In addition, the City of Oakland funds programs that help formerly homeless individuals maintain housing such as Lifelong Medical Care Services in the California and Harrison Hotels.		
ACTION 2.9.3	*Provide shelter programs to the homeless and special needs populations.* The City will continue to fund programs that are in line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH	DHS	Ongoing, 2015-23	The City has continued to fund programs in line with the PATH Strategy. The current status of shelters include the following: <u>Crossroads Shelter</u> Crossroads Shelter, funded by ESG, CDBG, and Measure Q continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 24 single adult beds to accommodate CDC guidelines for physical distancing/decompression.	DHS staff believe that this program is effective given its accomplishments during this planning period.	DHS staff will continue to provide this service as resources are available.

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	is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.			The shelter maximum occupancy went from 123 single adults, and five family units (allowing for families to share rooms, dependent upon the composition of each family), to a single bed maximum of 99 and a family maximum of five households (with no interfamily unit sharing). A total of 471 unduplicated individuals utilized the Crossroads shelter during FY 2020-2021, with 67 households exited to Permanent Housing, and 12 to Transitional Housing (with another 69 to temporary stays with friends/family). EOCP Crossroads - FY 2020-2021 Occupancy Totals: Max # of singles beds available nightly: 99 Max # of family units available nightly: 5 Max # annual singles bed nights available: 36,135 Max # annual family unit nights available: 1,825 Actual singles bed nights provided: 25,418; 70% Actual family unit nights provided: 1,071; 59%		

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				<u>Saint Vincent de Paul Emergency Shelter</u> The Society of Saint Vincent de Paul, funded by HHAP, continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 45 single adult beds to accommodate CDC guidelines for physical distancing/decompression. A total of 234 persons experiencing homelessness utilized the emergency shelter, with 6 individuals exited to Permanent Housing, and 2 to Transitional Housing (with another 13 to temporary stays with friends/family). Society of Saint Vincent de Paul – FY 20-21 Occupancy Totals: Max # of beds available nightly: 45 Max # annual bed nights available: 16,425 Actual bed nights provided: 15,681; 96%		

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				Family Matters Shelter Family Matters Shelter is operated by East Oakland Community Project (EOCP) and provides an emergency family shelter with 72 emergency shelter beds for 20-25 literally homeless families at any time. During FY 2020-2021, a total of 117 individuals were served which included 59 children. In FY 2020-2021 the City also provided 107 spaces of safe RV parking which served 171 people.		
ACTION 2.9.4	*Provide transitional housing programs to those who are ready to transition to independent living.* The City will continue to fund and support as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that	DHS	Ongoing, 2015-23	The City has continued to provide transitional housing and supportive services to individuals (including single adults), youth, and families. Community Cabins were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents are housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with	DHS staff believe that this program is effective given its accomplishments during this planning period.	Department of Human Services will continue to support transitional housing programs while working to help families and individuals gain access to permanent housing. This program will continue as resources are available.

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	prevent them from obtaining or returning to self-sufficiency.			mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. The pilot program began in December 2017 with the opening of the first site at 6Th & Castro (known as Castro Community Cabins). In May 2018, a second site was opened at 27th & Northgate (known as Northgate Community Cabins). The 6th and Castro site was closed in January 2019, two more programs opened during the 2018/19 operating year; Lake Merritt Community Cabins in October 2018, and Miller Community Cabins in January 2019. Three more sites opened in FY 19/20, Mandela Parkway North, Mandela Parkway South, and Oak St. Community Cabins. As of March 2020, the Lake Merritt Community Cabins were decommissioned and currently five sites are operating Citywide. In response to the COVID-19 pandemic approximately 10-12 beds are taken offline to afford single occupancy units for those who are medically fragile. The reduction of maximum occupancy in leads to approximately 182 beds		

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				total available. In addition, the 2020-2021 FY led to significant reduction in positive outcomes as a result of the multitude of challenges presented during the global pandemic including but not limited to; staffing shortages, COVID-exposures and infections, shelter in place, eviction moratoriums, reduced housing availability, etc. The data below is presented for FY 2020/2021: • 428 unduplicated clients served • 253 of those have been homeless one year or longer • 72 exited to permanent housing locations • 121 exited to transitional housing/temporary locations		
ACTION 2.9.5	*Support development of permanent housing affordable to extremely-low-income households.* The City will continue to seek ways to provide permanent housing affordable to extremely low income households, by supporting funding from the	DHCD	Ongoing, 2015-23	The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20% of units be affordable to Extremely Low-Income Households. Projects may be awarded additional points for exceeding this threshold (up to five points for rental projects, and up to 12 points for ownership projects). Rental projects	The policy is effective.	The policy is appropriate to Housing Element goals.

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	state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.			can receive additional points for serving people with special needs (5 points) and for offering permanent supportive housing units for the formerly homeless (5 points). The City also coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. The City will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.		
ACTION 2.9.6	*Coordinate actions and policies that affect the extremely low income population of Alameda County.*	DHCD; DHS	Ongoing, 2015-23	The City continues to participate in the Alameda County-wide efforts under County's Racial Equity Systems Modeling and Home Together plan. The Racial Equity System Modeling was completed in 2019. The City also	DHS and DHCD Staff believe that this policy goal is effective to publicly state the City's involvement	DHS and DHCD will continue to support collaboration among City Departments

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	The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.			issued its own five-year framework to address homelessness in 2019. The City has been a strong partner with Everyone Home and Alameda County in the development and implementation of a Coordinated Entry System for homeless services. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need assistance the most receive it in a timely manner.	and support of regional efforts.	and other regional, State and federal efforts.
ACTION 2.9.7	*Advocate for policies beneficial to the extremely low income and homeless populations of Oakland.* The City continues to advocate for an expansion of Federal funding for the Section 8 program "Moving to Work" as implemented by the Housing Authority under the title "Making Transitions Work" Program (both with the same acronym MTW).	DHCD; DHS	Ongoing, 2015-23	Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. Coordinated entry for all homeless populations in Oakland began in the fall of 2017 and is managed by the County as of FY 2020-2021. DHS continues to participate in monthly calls of West Coast cities, led by the U.S. Interagency Council on Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a	DHS staff believe that this policy goal is effective to publicly state the City's involvement and support of Citywide efforts.	DHS will continue to support collaboration among City Departments and with other City agencies including the Oakland Housing Authority.

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	The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons.			City jurisdiction. DHS continues to work closely with the County and CoC to address homelessness locally. DHS also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and State initiatives to end homelessness.		
ACTION 2.9.8	*Sponsor-based Housing Assistance Program.* Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.	Oakland Housing Authority	Ongoing, 2015-23	The OPRI program, which began in 2010, has successfully housed 650 formerly homeless Oakland residents with subsidies provided by the Oakland Housing Authority (OHA) and services and program administration contracted by the City of Oakland. The COVID-19 pandemic greatly impacted the OPRI program in different facets. There was a decrease in the number of exits/step downs due to the need to remain housed under shelter in place conditions. There was also a decrease in youth participants due to extensions to exits from foster care. Lastly, the loss of jobs and economic impacts of the pandemic were experienced by OPRI clients.	The action is fully effective.	The action is consistent with the objective of providing housing for Oakland residents.

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

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	residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.			In 2016 the City updated a displaced person preference and a neighborhood preference. The City is pursuing Alameda County approval for the application of Oakland's resident preference for Measure A1 Funded Affordable Housing Developments.		
GOAL 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups						
POLICY 3.1: Expedite and Simplify Permit Processes						
ACTION 3.1.1	*Allow Multifamily Housing.* Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	Bureau of Planning	Ongoing, 2015-23	Continuing through 2021, multifamily housing continues to be permitted in Oakland.	Oakland's Planning Code has permitted multifamily housing, particularly on certain commercial streets, for decades. The zoning is effective: there have been	Multifamily housing development is a long-standing policy of the City of Oakland, and that is an appropriate policy to enact the Oakland General Plan's

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

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

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

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					of adequate staffing limit the ability to further achieve this goal.	
ACTION 3.1.4	*"One-Stop" Permit Process.* Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.	Bureau of Planning	Ongoing, 2015-23	This process was implemented within the Bureaus of Planning and Building throughout the period. In 2021, the City launched a "Re-Imagining One Stop Permitting" (ROSP) initiative to coordinate and align permitting processes across several City departments, including: Planning and Building, Oakland Department of Transportation, and Oakland Public Works. This effort was implemented in early 2022.	This action is an effective method of providing coordinated, comprehensive, and accurate review of residential development applications.	The action is appropriate to the housing element.
ACTION 3.1.5	*Assign Priority to Affordable Housing*. Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.	Bureau of Planning	Ongoing, 2015-23	The City continued to implement this process during the planning period. Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. The City processed its first SB35 affordable housing case in 2018, which waives discretionary review for proposals that meet certain criteria,	Planning staff coordinates with the City's Housing staff on design review and land use permitting details for affordable housing projects.	Planning staff is appropriately assigning priority to affordable housing projects, when they are submitted for entitlements.

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

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				Reliance on Specific Plan EIRs (such as the Broadway Valdez Specific Plan EIR) for residential and other development applications effectively streamlines environmental review for desired development.		
ACTION 3.1.7	*Secondary Units.* Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.	Bureau of Planning	2015-2016	The City has continually adopted new ADU regulations to remain in compliance with State law. Between 2016-2021 (the period during which State HCD has required that jurisdictions report the number of ADUs permitted for the Annual Progress Report) 1,049 ADUs were permitted. In 2021 alone, the City permitted 274 ADUs. Most recently, a proposal went before City Council on December 21, 2021 and was adopted in January 2022 to allow additional building envelope expansion for "small lots," additional height limits to create two-story ADUs, provisions for reduced setbacks, amnesty and enforcement delay program for currently un-permitted ADUs, and a number of other proposals designed to make creation of ADUs more affordable and more accessible to different income groups.	This action has been effective in ensuring there are no local constraints to ADU development. Since the new proposal has not been adopted yet, it is not yet possible to evaluate its effects. It is important to acknowledge that wealthier residents have more resources to create ADUs in general, so additional support for lower-income residents is necessary for	The proposed ordinance amendments together with the project review streamlining requirement and private and public ADU assistance initiatives are appropriate to support the goals of the Housing Element. Expansion of the private and public programs to support the ADU applicants would further enhance access to ADUs for

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				In addition, a new City program administered by Oakland HCD was created to assist lower-income applicants with legalizing their existing un-permitted units. This program has secured a $3M State grant to create more ADUs that are safe to inhabit. Also, a privately-funded program Keys to Equity is helping lower-income applicants—many of whom are BIPOC residents—to build ADUs to either provide a rental income or provide for multi-generational households and remain in the community.	equitable distribution of the benefits this new ADU policy will create.	applicants of all income groups.
POLICY 3.2: Flexible Zoning Standards						
ACTION 3.2.1	*Alternative Building Code Standards.* Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for	Bureau of Planning	Ongoing, 2015-23	The City continues to search and to utilize alternative building code standards to remove any constraints to availability and affordability of housing. In 2021, the City allowed strawbale construction as alternative construction.	This action is effective.	This action is appropriate; the City will continue to review processes and procedures to allow for alternative construction methods.

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	reasonable accommodations for persons with disabilities).					
ACTION 3.2.2	*Planned Unit Development Zoning.* Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).	Bureau of Planning	Ongoing, 2015-23	While the City of Oakland has a PUD permit, it does not have PUD zoning. The PUD permit allows for the application of flexible development standards; staff educates applicants about this flexibility and applicants are encouraged to take advantage of these regulations, to ease entitlement of very large development projects that would otherwise be difficult to entitle. During this time period, the PUD permit has been used to maximize residential development at Oak Knoll, Brooklyn Basin, Mandela Station, Lake Merritt BART TOD, Jack London Square, 500 Kirkham, and MacArthur BART. In addition, applicants are currently taking advantage of these regulations for proposals, including Howard Terminal and CCA.	PUD regulations relax standards to allow for ease of delivery of residential development. This policy is effective for entitlement of large sites.	This is an appropriate for easing delivery of large numbers of residential units through a small set of entitlements.
ACTION 3.2.3	*Flexible Parking Standards.* Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider expanding the reduced open space requirements as	Bureau of Planning	2014-2017	In 2015, City staff began public outreach through community meetings to propose new parking standards. In 2016, the City adopted new parking standards, including no parking required in the Central Business	The action is effective.	The action is appropriate

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	stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.			District and innovative parking reduction methods in other parts of the city. In 2019, the City reduced the parking requirements for multifamily projects further simplifying the process. Also in 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.		
ACTION 3.2.4	*Reduced Open Space Requirements.* Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	Bureau of Planning	2014-2017	In 2020, the Draft Downtown Oakland Specific Plan was released, including policies and actions for improving existing open space and parks, as well as allowing publicly accessibly open space to satisfy open space requirements (rather than private open space requirements) and allowing developers to contribute to off-site open space to provide greater flexibility to meet open space requirements. The zoning regulations that will implement the Downtown Oakland Specific Plan are in development, to be adopted along with the Plan in 2022, and will include open space standards, however, study of significant changes to the DOSP	These changes have not yet been adopted but are anticipated to be considered in late 2022 to remove constraints to the development of housing and encourage provision of publicly accessible open space, which contributes to more livable neighborhoods for lower-income residents.	This is an appropriate step to remove constraints to the development of housing. As described under "Status of Implementation, " this program is being considered for expansion into the DOSP area. This action is appropriate for the DOSP area

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				area's open space development requirements will be completed as a near-term implementation step.		and for further consideration in additional zoning areas.
POLICY 3.3: Development Fees and Site Improvement Requirements						
ACTION 3.3.1	*Project Review Process and Development Agreements.* Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant on- and off-site environmental impacts.	Bureau of Planning	Ongoing, 2015-23	This action is limited in its application but can be very effective. Development Agreements (DA) can allow for delivery of increased and/or expanded affordability for residential projects. There are no newly adopted DAs since before 2015. There are three DA applications currently under review, including an amendment to the Brooklyn Basin DA.	This policy has the potential to be very effective, depending on policy maker discretion. Staff is currently seeking to boost residential affordability through DA applications.	This action is still appropriate for the 2023-2031 Housing Element period.

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

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	one level of government is required for project review.			possible, we time the release of our Notice of Funding Available (NOFAs) to be consistent with the timeline of State and federal programs.	agencies in reviewing residential developments.	
ACTION 3.4.2	*Allocation of Project-based Section 8 Units.* Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.	Oakland Housing Authority	Ongoing, 2015-23	Per this policy, the Oakland Housing Authority matches its scoring criteria for allocation of Project-Based Vouchers (PBV) to the City's scoring criteria for NOFA applications. See www.oakha.org for the Annual MTW FY 2021 report - Activity #06-03 discusses allocation of project-based vouchers through existing competitive processes. Appendix C shows allocations of project-based vouchers across all projects. As of FY 2021, there are 5,135 PBV units allocated. See Action 5.1.4 for more information about voucher allocations.	The policy is an effective means of promoting intergovernmental coordination and maximizing the benefit of voucher subsidies.	The policy is appropriate to Housing Element goals.
POLICY 3.5: Financing Costs						
ACTION 3.5.1	*Access to Low-Cost Financing for Development.* Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Policy 2.1.)	DHCD – Housing Development Services	Ongoing, 2015-23	City funds awarded to affordable housing developers are offered on favorable terms, including a 3% simple interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves	The policy is a core component of the City's strategy to provide housing to low-income households.	The policy is appropriate to Housing Element goals.

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

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

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 3.7: Community Outreach and Education						
ACTION 3.7.1	*Community Outreach Program.* Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	Bureau of Planning; Housing & Community Development	Ongoing, 2015-23	The City has continued to regularly attend meetings with East Bay Housing Organizations (EBHO), a local membership organization that conducts advocacy and policy work for affordable housing. It has also held ad hoc meetings with stakeholders about new housing programs and policies as needed. Affordable housing project sponsors are typically required to act as the lead organization in conducting outreach on specific projects, providing evidence of community support as a condition of receiving local and federal funds. The City has also engaged in direct outreach on specific projects on occasion as needed.	While quantitative data is not available to evaluate the effectiveness of community outreach, experience suggests that it has been an effective means of generating support for affordable housing.	While advocacy is an important tool for achieving Housing Element goals, it may not be properly suited to City staff to carry out such goals. The action may need to be refined to clarify role of City.
GOAL 4: Conserve and Improve Older Housing and Neighborhoods						
POLICY 4.1: Housing Rehabilitation Loan Programs						
ACTION 4.1.1	*Rehabilitation Loan Programs for Owner-Occupied Housing.* Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards,	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and Access Improvement Program for	The action is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents health risks,	The action is appropriate; it is aligned with the Housing Element and preserving and protecting the City's

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	minor home repairs for seniors, and emergency repairs, using the following programs: • HMIP Deferred Loan Program • Alameda County Minor Home Repair Grant Program • Emergency Home Repair Program • Lead Hazard Control and Paint Program • Neighborhood Housing Rehabilitation Program • Access Improvement Program • Weatherization and Energy Retrofit Loan Program			disabled homeowners, though existing Rehabilitation Programs.	community deterioration, and blight.	existing housing stock.
ACTION 4.1.2	*Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units.* Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units,	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint	The policy is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents	The policy is appropriate for repairing housing in danger of major code violations/defici

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	the rental units may also be rehabilitated using funds from this program.			abatement, though existing Rehabilitation Programs.	health risks, community deterioration, and blight.	encies, and prevents health risks, community deterioration, and blight.
POLICY 4.2: Blight Abatement						
ACTION 4.2.1	*Anti-Blight Programs*. Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to neighbor complaints of property maintenance.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.2	*Housing Code Enforcement.* Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to tenant complaints of housing maintenance.	Given current methods of program execution, at the moment only the most egregious cases need enforcement efforts. The Bureau is moving toward a	The Building Services Department will continue this program and continue to look for more effective and efficient methods of

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	property for the cost of the repairs.				proactive rental program to conserve/improve the older housing stocks.	addressing housing violations in the city.
ACTION 4.2.3	*Problem Properties Program.* City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to complaints of property and housing maintenance issues that involve abatement interference with contractors on problem properties.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.4	*Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program.* The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54) requires owners or the beneficiary and/or trustee	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	In 2015—since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was strengthened to include defaulted properties in the fall of 2012—over 3,000 foreclosed or defaulted properties were registered (with 700 remaining active). The City continues to operate this program, although the number of registered properties	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement pro-actively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.			decreased significantly over the period. In 2021, about 31 foreclosed or defaulted properties were registered.		
ACTION 4.2.5	*Tax Default Properties Program.* City staff will continue to work with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's right of first refusal to purchase such properties. This program allows for City	Bureau of Building	Ongoing, 2015-23	During this period, City staff supported the Alameda County Tax Collector in its efforts to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The City encouraged and supported, where possible, non-profit partners to exercise their right of first refusal to purchase and rehabilitate such properties. The goal of these actions was to facilitate the rehabilitation and reuse of existing, distressed housing stock. The City does not intend to	The City conducted a pilot program to purchase and rehabilitate tax defaulted properties with a non-profit partner beginning in 2012. Since that time, however, the City has continued to pull properties from auction but	Acquisition and rehabilitation of distressed properties benefits when driven by small, nimble and focused actors. It is more appropriate at this time that the City defer to, encourage and,

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	to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.			exercise its own right of first refusal and take title to such properties, so as to avoid complications and delays that may arise from public ownership and focus limited City resources on other higher-impact housing actions. In January 2022, DHCD received a Breakthrough Grant from San Francisco Foundation to support a fellow and a community partner in creating an emerging developer program, part of which would look at the tax defaulted properties as a potential source of projects for emerging developers.	has not consistently followed through in purchasing and rehabilitating the subject properties due to lack of resources, loss of institutional memory and other factors.	where possible, support its partners in purchasing tax defaulted properties rather than itself purchasing such properties.
ACTION 4.2.6	*Investor-owned Property Registration, Inspection and Maintenance Program.* The City of Oakland's Investor-owned Residential Property (IORP) Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). In order to address the decline of neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 to enforce the registration, City inspection, and abatement requirements contained in OMC 8.58. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

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	in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.			In 2021, about 19 investor-owned properties were registered.		
POLICY 4.3: Housing Preservation and Rehabilitation						
ACTION 4.3.1	*Historic Residential Building Relocation.*	Bureau of Planning	Ongoing, 2015-23	Historic Preservation Element Policy 3.7, 'Property Relocation Rather Demolition,' recommends 'reasonable	In 2015 three houses were moved to new	Building moves occur very rarely, unless

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	Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.			efforts to relocate the properties to an acceptable site' and references relocation effort as a 'standard condition of approval for... removal of any residential building' at the time the Historic Preservation Element was written. Requirements include advertising buildings' availability and contributing what would have been the cost of demolition toward the move. Work is entirely in the private sector as there are no City funds available to support these efforts financially. The main obstacles include finding available land, purchasing that land, and approving a complicated array of permits quickly.	sites where they continued in low-density residential use. Availability of land was by chance, where nearby owners happened to have sites. Two houses were displaced by Children's Hospital expansion and one in Fruitvale was accepted by an owner whose previous building had burned. Since then, there have been several efforts to relocate houses in West Oakland and the Broadway Valdez Specific Plan area, but development pressure seems too great to find available move-on sites or get the older buildings incorporated into	there is a major dislocation such as the 980 freeway construction that sent houses to both Preservation Park (museum and office uses) and to Oak Center (residential) under Redevelopment' s auspices in the 1980s. This is an appropriate way to conserve housing stock, but will never affect a large number of units unless large amounts of land somehow become available. Regardless, the City will continue to keep

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					new high-density development projects.	this policy under the auspices of the Planning and Building Department.
ACTION 4.3.2	*Housing Repairs for Seniors and People with Disabilities.* Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. Citywide services are contingent upon award of funding.	DHCD – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round	The City continued to provide rehabilitation loans and grants to moderate-, low-, and extremely-low-income homeowners including seniors and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications. Program availability is contingent on funding availability. A program specifically targeting only low-income seniors would require additional funding sources for implementation.	This program has been effective in assisting senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.3	*Access Improvement Program.* Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide Access Improvement grants to low- and extremely-low-income homeowners and tenants contingent of funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.	This program has been effective.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.4	*Scattered-site Single Family Acquisition and Rehabilitation Program.*	DHCD – Housing Assistance	Program implement ation	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for	The program has been effective at turning blighted	The mechanism to clear liens and use developer

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	City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).	Center/Strategic Initiatives	beginning 2014-15	development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the period 2015-2021 there were 18 units developed and closed. In 2021, the Oakland Community Land Trust was awarded $4,050,000 for three projects totaling 22 units and a Scattered Site Single Family Lease to Own Project, dedicated to the creation and preservation of affordable housing. The funds are available thanks to the 2016 voter-approved City Bond Measure KK. Oakland Community Land Trust (OakCLT) and the Bay Area Community Land Trust (BACLT) will develop four projects that preserve affordable housing for 28 Oakland households earning up to 80 percent of Area Median Income (AMI), or $73,100 for a single-person household.	properties to new construction single-family dwelling for larger households.	capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.

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				See also Actions 2.2.2 and 2.2.4.		
ACTION 4.3.5	*Continuing Implementation of Mills Act Contracts.* The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through property tax reductions, as authorized by State law.	Bureau of Planning	Ongoing, 2015-23	Owners receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of the building. The program was adopted as a recommended action of the West Oakland and Central City East Redevelopment Plans, though it is not restricted to those areas. The property must be a Designated Historic Property. The designation by Landmarks Board often occurs concurrently with the Mills Act application. Oakland's first Mills Act contracts were recorded in 2008.	As of 2021, the fourteenth year of the program, there are about 92 residential properties (out of 97 properties total) with recorded Mills Act contracts. The largest number are in Council Districts 2 and 3, where Oakland's oldest and largest buildings are concentrated. The City ordinance establishes annual caps on tax revenue reductions, and the practical limit on new contracts is usually about ten a year. The tax assessment formula established by	This program is an appropriate and popular way to conserve and create housing stock, though it will never affect a vast number of units. Program participation requires a fairly high level of planning and building sophistication and long-term commitment and follow-through. Work under the Mills Act has included seismic strengthening, reversal of inappropriate alterations, residential conversion of commercial and

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					State law favors recent buyers with high assessments over longtime owners. Building rehabilitation is assisted not only by the Mills Act tax savings, but by the eligibility of historically designated properties to use the performance-based California Historical Building Code.	industrial buildings, and restoration and reactivation of a large blighted and abandoned former rest home near the 580 freeway.
ACTION 4.3.6	*Rehabilitating Public Housing.* Focus investment of Oakland Housing Authority's Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods	Oakland Housing Authority	Ongoing, 2015-23	OHA continued to rehabilitate affordable housing units during the period. Oakland Housing Authority (OHA) also plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and	This policy action is effective. During the State's economic and foreclosure crisis, OHA preserved 1,615 former public housing units by moving the 249 properties onto the Section 8 Project Based rental assistance program through	This policy action is appropriate to the housing element. With HUD defunding the operating funds for both maintaining and rehabilitating public housing inventory, OHA has pursued multiple

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	and communities surrounding the housing.			asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers. OHA uses MTW funding flexibility to address deferred maintenance in its PBV portfolio, OAHPI, and typically averages between 50-75 major unit rehabilitations annually, both preserving and improving this housing stock. In FY 2021, OHA continued the substantial rehabilitation of the following affordable housing projects: • Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. • Harrison Towers was also approved for disposition and	HUD's Section 18 Disposition process, which dramatically increased the operating revenue to the properties allowing for their on-going replacement and restoration. A long outstanding disposition application that was originally submitted in 2010 was revamped, resubmitted, and approved in FY 2019 to dispose of 253 units of public housing across three senior sites and planning for the extensive rehabilitation was ongoing during the FY. Following that model, during FY 2019 OHA planned for the conversion	strategies such as Section 8 disposition and RAD conversion to convert and preserve affordable housing stock to more financially viable programs with more flexible financing options.

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				during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.	of 261 public housing units in mixed finance developments and plans were created to convert to RAD Section 8 Vouchers beginning in late 2019. These strategic moves have positioned the agency to be successful through future funding challenges allowing the agency to be less reliant on threatened funding streams and to generate revenue to sustain the agency going forward.	
ACTION 4.3.7	*Proactive Rental Inspection Policy.* Develop new policy to require registration and inspection of existing City market-rate rental units to	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Safe Housing Inspection Pilot Program (SHIP) concluded in 2016 – proactively inspecting approximately 1,200 rental units in 140 buildings.	The program will be implemented upon approval from the City Council.	The program will be implemented upon approval from the City Council.

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	confirm code compliance and habitability.			In 2021, the program development process is almost completed for implementation to inspect 20% of all rental units.		
ACTION 4.3.8	*Mitigate Loss of Units Demolished by Public or Private Actions.* Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."	DHCD; Bureau of Planning	Program implementation beginning 2015	Planning Code Section 17.102.230, which requires a Conditional Use Permit and the provision of replacement units if Residential Hotel Units are converted or demolished, was not changed in 2021. In 2021-2022, the Planning & Building Department has been in the process of updating the City's existing Density Bonus Ordinance in compliance with State law (California Government Code Sections 65915 through 65918). This includes a provision clarifying implementation of required replacement units in density bonus projects when existing rent-controlled or affordable units will be demolished. In addition, in 2021, the Planning Bureau updated its basic application form to include questions for all applicants (regardless of the type of project they are applying for) about whether there are existing tenants and/or affordable units on site, and	This action has been effective in preventing demolition of Residential Hotel units. In addition, implementing the new provisions of State Density Bonus law and updating the basic application for projects is effective by alerting Staff of existing conditions and the applicants of requirements for the replacement of affordable and rent controlled units.	This action is appropriate for the Housing Element.

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				whether any tenants will be displaced due to the project. See also Action 5.4.1.		
ACTION 4.3.9	*Seismic Safety Retrofit Policy.* Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.	DHCD; Bureau of Planning	Program implementation beginning 2015	Two applications for FEMA Hazard Mitigation Grant Program (HMGP) funding were applied for in 2016 and $4.5MM for each was awarded in 2018, providing 9MM total in administrative and project cost reimbursement for two seismic retrofit programs: Earthquake-Safe Homes Program (ESHP: One- to four-unit owner-occupied homes) and Safer Housing for Oakland Program (SHOP: Five plus unit soft story apartment buildings). The programs provide up to 75% reimbursement to owners after retrofit completion. Both programs close in March 2022. A new application for additional HMGP funds for SHOP is being submitted in Spring of 2022, to re-fund the program for an additional 3 years.	Both SHOP and ESHOP have been very effective, even with the challenges introduced in 2020 by COVID-related health and financial instability and associated contact restrictions. In just over 3 years, SHOP expects to retrofit 39 buildings affecting 586 households. ESHP will retrofit 121 buildings affecting 145 households. Both programs together have made housing for 707 Oakland households safer and more stable.	Both programs are closely aligned to City priorities of preserving existing units and keeping residents safely and affordably housed. Most single-family owners would not be able to retrofit without assistance, especially if foundation work is required. Those that are the least likely to be able to afford to retrofit, will also be the least able to find temporary housing, rebuild,

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						and recover financially in the event of earthquake damage. Most soft-story building owners are in lower-income areas and all are restricted by rent control, with tenants who have similar displacement and recovery challenges as homeowners. Apartment building owners may struggle to finance what is now a mandatory retrofit required by City ordinance and many are non-compliant or applying for an extension due to

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						financial hardship. Without financial assistance, the buildings could remain at risk, or the financial burden of the required seismic retrofits is likely to be passed to tenants in the form of reduced property maintenance and rent increase due to capital improvement pass-through.
POLICY 4.4: Anti-Displacement of City of Oakland Residents						
ACTION 4.4.1	*Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations.* The City has a number of ordinances that have tenant relocation assistance requirements, including	DHCD – Housing Assistance Center/Strategic Initiatives	FY 2014-15	The City continued to enforce the Uniform Residential Tenant Relocation Ordinance adopted in 2018. The City continued to fund a program providing advisory and financial assistance to tenants displaced as a result of a code compliance action, including paying relocation benefits in the case that a	The policy has been fully implemented and is effective.	The policy is appropriate to Housing Element goals. Since the policy has been fully adopted, this item should be revised in

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.			property owner does not meet their obligations, subject to availability of funds. City staff also operate a program to assist low-income and low-asset small property owners who are required to pay relocation benefits resulting from an owner or relative move-in but would face a financial hardship to do so.		future cycles to focus on maintenance or identify new goals.
GOAL 5: Preserve Affordable Rental Housing						
POLICY 5.1: Preservation of At-Risk Housing						
ACTION 5.1.1	*Monitoring and Preservation.* Monitor the status of federally assisted projects to identify those at-risk of converting to market rate housing. Monitoring will include analysis of HUD data,	DHCD – Policy and Programs	Annual, 2015-23; City will identify projects at highest-risk each year (that	The City is not aware of any restricted affordable units that converted to market-rate, and did not receive advance notice of an intent to terminate use restrictions on assisted housing. Staff have not had capacity to research or monitor the conversion of such units.	The policy is effective, but only rarely needed. Please note that staff have not had capacity to research or monitor the	The policy is appropriate to Housing Element goals.

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

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

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

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

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				Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY 2017. Furthermore, 95th and International (27 units), second phase of Acts Cyrene Apartments, which was not planned for FY 2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY. In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under contract to 4,675. OHA's overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,285 (14 are PBV VASH for Lake Park), which is approximately 40 percent of the voucher portfolio.		
ACTION 5.1.5	*Local Non-traditional Housing.*	Oakland Housing Authority	Ongoing, 2015-23	OHA administered existing programs and continued implementation of new local programs during the period.	This policy action is effective. Throughout the	The policy is appropriate to Housing Element

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

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				remained on hold due to COVID-19 delays and shifting priorities. This program seeks to extend and leverage existing support through systems alignment to increase the chance of sustained success and long-term positive outcomes for these families. The BB SRO program has a capacity, when all sites are renovated and ready, to serve 289 families through a service-enriched SRO model. The shared housing and transitional housing units are reserved to house veterans, homeless and foster youth. The BB CalWORKs program is designed to provide local housing assistance for one to two years for Alameda County Social Services Agency (ACSSA) clients who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients with the goal of stabilizing the housing and improving outcomes for families and children. During FY 2021, OHA housed families referred from ACSSA, averaging 24 families assisted per month, a 12% increase over FY 2020.		these agencies to extend the runway of support and leverage funding more effectively, building on a platform of stable housing. With the launch of the Building Bridges initiative in 2017, OHA provided additional housing assistance funding for marginally served populations such as emancipated foster youth, CalWORKs working families, homeless veterans and the elderly, to supplement the resources being provided by

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			BB THP+ is a short-term program designed to extend the runway of assistance and help create a pathway to economic stability for people exiting the foster care system. OHA utilized the County of Alameda's 2017 RFP as the competitive selection process to award housing assistance funding to First Place for Youth (FPY). The award of funding resulted in an executed contract between OHA and FPY to provide rental housing assistance for low-income THP+ participants for up to five years. The service provider assists program participants through direct referral. The program capacity can serve up to 50 families per month and in FY 2021 OHA served 25 families per month, a 12% increase over FY 2020. BB-Key To Home (BB-KTH) is a new program where OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit		state and local funding sources. These programs in FY 2019 are adding 190 families served in Oakland. These programs would not be possible without the authority and flexibility granted through the MTW demonstration. The MTW demonstration was set to expire in 2018 and OHA's leadership via a national Steering Committee of a few MTW agencies, led negotiations with HUD on behalf of all 39 MTW agencies nationwide, to successfully

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				for families with children out of Project Roomkey interim housing into more long term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI. The program served an average of 5 families per month during FY 2021.		extend the contract with HUD as is, until 2028. This was critical to enable OHA to continue to provide uninterrupted service to its many families served through local non-traditional programs using MTW flexibilities.
POLICY 5.2: Support for Assisted Projects with Capital Needs						
ACTION 5.2.1	*Advocacy for State and Federal Financing.* Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.	DHCD – Policy and Programs	Ongoing, 2015-23	Significant changes to how competitive State funding is scored and prioritized has resulted in challenges for City projects and are at odds with City priorities. Specifically, the 4% tax credit and tax-exempt bond program, which is the lead funding vehicle for large affordable housing developments administered by the California Debt Limit Allocation Committee (CDLAC) and Tax Credit Allocation Committee (TCAC) shifted from being essentially over-the-counter to a competitive	The policy is effective and critical to producing and preserving affordable housing.	The policy is appropriate to Housing Element goals.

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				resource in recent years. The agencies have undergone significant scoring revisions that disadvantage Oakland, such as the emphasis on high opportunity neighborhoods (under which Oakland's census tracts are considered vastly low opportunity), or the penalization of high-cost cities under the tie-breaker scoring. The City has remained actively engaged in each scoring iteration, in coordination with other high cost cities and affordable housing developers. Whenever possible, the City advocates for increased funding at the State and federal level for affordable housing. The City regularly consults with affordable housing developers to ensure that the timing and dollar amount of City funding is aligned with county, State, and federal funding program requirements. This helps ensure that City funds are leveraged maximally against other funding sources. The City of Oakland acts as the Local Reviewing Agency for any affordable		

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				housing applying for Low Income Housing Tax Credits in Oakland. The City of Oakland also acts as a co-applicant with developers seeking funds through California's Affordable Housing and Sustainable Communities (AHSC) program, Infill Infrastructure Grant (IIG) program, and Transformative Climate Communities (TCC) program. These programs are generally oriented towards new construction.		
ACTION 5.2.2	*Funding for Capital Needs – Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings).* Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation,	DHCD – Housing Development Services	Ongoing, 2015-23	Sources of funding include Bond Measure KK ($100 million towards housing programs) and Alameda County Measure A-1 (almost $55 million towards housing). City NOFAs for the Acquisition, Rehabilitation, & Preservation of Multifamily Affordable Housing enable buildings with existing City regulatory agreements to apply for funding. Oakland Housing & Community Development issued its Strategic Action Plan (SAP) to outline its immediate strategies for investment for 2021-2023. In accordance with the SAP strategies, Oakland HCD has	The policy is effective in preserving and improving the City's stock of affordable housing.	The policy is appropriate to Housing Element goals.

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	and preservation of rental housing. The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG and HOME Funds.			deployed its production funding through several NOFA rounds to support the generation of the New Construction pipeline, the acquisition and conversion of existing buildings through the Acquisition and Conversion to Affordable Housing program, and the preservation and extending affordability through a Preservation and Rehabilitation program. Oakland HCD also aggressively pursued competitive Homekey funding from the State to immediately acquire and create the homeless housing units that are so desperately needed across the City and region. Across all programs, funds are deployed in a competitive manner with an emphasis on prioritizing projects that reach deeper affordability and, in more recent NOFAs, reflect racial equity goals for the department and City.		
POLICY 5.3: Rent Adjustment Program						
ACTION 5.3.1	*Rent Adjustment Ordinance.* Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units	DHCD – Rent Adjustment Board	Ongoing, 2015-23	Since 2015, the Rent Adjustment Program continued to implement the policies limiting rent increases on units covered by the Rent Adjustment Ordinance. In 2017, numerous changes were made to Oakland's Rent	The policy is effective in preventing displacement of existing tenants.	The policy is appropriate to Housing Element goals.

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	covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.			Adjustment and Just Cause ordinances that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.		
ACTION 5.3.2	*Just Cause for Eviction Ordinance.* Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of residential tenants to specified causes and provides remedies.	DHCD – Rent Adjustment Board	Ongoing, 2015-23	The Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.
ACTION 5.3.3	*Ellis Act Protections Ordinance.* Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential	DHCD – Rent Adjustment Board	Ongoing, 2015-23	In 2020, amendments to the Tenant Protection Ordinance, Rent Adjustment Program Ordinance, and Just Cause for Eviction Ordinance were adopted which strengthened protections for vulnerable tenants. Development of regulations to	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.

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	rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code. §7060, et seq.).			implement these amendments were approved by the City Council in 2021.		
POLICY 5.4: Preservation of Single Room Occupancy Hotels						
ACTION 5.4.1	*Residential Hotel Conversion/Demolition Protections.* Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Bureau of Planning	Ongoing, 2015-23	The City continues the implementation of Planning Code Chapter 17.153 – regulations adopted in 2018 that protect Residential Hotels as an important housing typology. The regulations require a Conditional Use Permit and replacement units for any demolition or conversion of a Residential Hotel Unit. The Bureau of Planning continues to work with Residential Hotel property owners to create a Residential Hotel registry, so the City can monitor any proposed changes to these buildings to ensure they align with regulations. In addition, $14 million from the City's Measure KK bond proceeds for affordable housing is being targeted to the acquisition of SRO properties for use serving extremely-low-income and homeless households.	This program has been effective in retaining Residential Hotel units.	The policy is appropriate to Housing Element goals.
POLICY 5.5: Limitations on Conversion of Residential Property to Non-Residential Use						

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ACTION 5.5.1	*Residential Property Conversion Ordinance.* Continue to require a Conditional Use Permit prior to converting a residential use to a nonresidential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Bureau of Planning	Ongoing, 2015-23	In 2018, the City of Oakland strengthened regulations in Planning Code Section 17.102.230 restricting conversion of residential uses to non-residential uses.	This program has been effective in limiting the conversion of residential uses to non-residential uses.	The policy is appropriate to Housing Element goals.
POLICY 5.6: Limitations on Conversion of Rental Housing to Condominiums						
ACTION 5.6.1	*Condominium Conversion Ordinance.* The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income	Bureau of Planning	FY 2014-15	In February 2020, the Condo Conversion regulations were updated to make it harder to convert rental units to condominiums without replacement units being built.	This has been effective in reducing the number of condo conversions taking place.	The policy is appropriate to Housing Element goals.

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	households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.					
POLICY 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing						
ACTION 5.7.1	*Rehabilitation of Public Housing Units.* Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market rate properties surrounding them.	Oakland Housing Authority	Ongoing, 2015-23	In 2018, the Bureau of Planning began working with OHA to develop a streamlined process for renovating existing affordable housing units and increasing density on existing OHA-owned properties. New state regulations, including SB 330, will facilitate processing of OHA applications once received by the City of Oakland. Further, the programs noted below do not require MTW funding, but are traditional HUD methods for rehabilitating public housing. OHA uses MTW funding flexibility to rehabilitate approximately 50-75 units annually in its PBV portfolio. The public housing portfolio maintained over 98% occupancy rate overall and staff aggressively pursued	This policy action is effective.	This is appropriate to the Housing Element.

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			applicants on the waitlists to fill any open vacancies. In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North had been completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building. Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation		

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				procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022. OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.		

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GOAL 6: Promote Equal Housing Opportunity						
POLICY 6.1: Fair Housing Actions						
ACTION 6.1.1	*Funding for Fair Housing Organizations.* Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.	DHCD – CDBG Programs	Ongoing, 2015-23	Since 2015, the City has provided funding supporting the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa:Just Cause, and ECHO Fair Housing to provide fair housing related legal services, fair housing counseling, tenant-landlord mediation, outreach, education, info & referral, intake, assessment, fair housing investigations of discrimination, fair housing testing, and fair housing audits benefitting low- and moderate-income households. This includes CDBG funds. In FY 2020/21 and 2021/22, a pilot program under the Oakland Fair Chance Ordinance was implemented that prohibits rental housing providers in Oakland from advertising that applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may	The action has proven to be an effective resource in addressing housing discrimination. Each year the City funds fair housing organizations at approximately $261,475 among 4 fair housing agencies. Starting in FY 2020/21 and 2021/22 a two-year allocation was added for the Fair Chance Ordinance program. Annually the fair housing program benefits approximately 1,300 low- and moderate-income Oaklanders with fair housing issues. About 30-40 fair housing clients per	The action is a critical tool for addressing housing discrimination and promoting equal opportunity to housing. This action is in line with the City of Oakland's Race and Equity work and is further supported by findings in the 2020-20-25 Alameda County Regional Analysis of Impediments to Fair Housing Choice. Segregation between white and minority residents has increased in the

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				screen only when required to under federal or State law.	year are able to preserve existing housing through the fair housing services. Fair Chance ordinance, while a pilot program is producing low numbers assisting 10 clients in year one of the pilot program.	last decade; number of Black residents in Oakland are decreasing; overall minority residents are being displaced; homelessness has increased by over 42% since 2017; minority households (especially Black and those of Hispanic ethnicity have highest rate of disproportionate housing needs. There are many more statistics to support the appropriateness of this program.
ACTION 6.1.2	*Housing Search Assistance for People with Disabilities.* Seek to provide funding to organizations that assist persons with disabilities to	DHCD – CDBG Programs	Ongoing, 2015-23	The City no longer contracts for housing search assistance and counseling, since 2013. The former Housing Resource Center staff, now a part of the Department of Housing and Community Development's	When fully resourced, this program is successful in assisting Oaklanders in	Oakland has experienced numerous shifts in its residential pattern in the years since the

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	locate accessible and affordable housing.			Community Development & Engagement section provided information and referral and kept updated resources for drop-in clients in need of housing search services. Due to limited staff and resource to support this work and due to the COVID-19 state of emergency, focus of services offered has shifted to keeping residents housed through the provision of relocation financial assistance to eligible residents per Oakland Municipal Code Section 15.60; anti-displacement services; and Emergency Rental Assistance services.	finding safe and affordable housing suitable for each household's needs, within means of each household; assisting in making sure all Oaklanders have safe and affordable housing. Housing search assistance is still a need, particularly for persons with disabilities.	Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count. Oakland's central housing needs center on lack of affordable housing, high incidence of housing cost burden, particularly among extremely-low- and very-low-income renter populations, increasing degrees of homelessness

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						and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and gentrification pressures that have occurred over the past decade.
ACTION 6.1.3	*Affirmative Fair Marketing.* Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.	DHCD – Policy and Programs	Ongoing, 2015-23	Most recent Affirmative Fair Marketing Procedures & Guidelines are posted on the City's website for owners and managing agents of housing assisted by the City, ensuring there is no discrimination against potential tenants or purchasers on basis of race, color, religion, sex, physical or mental disability, familial status (presence of child under age of 18 and pregnant women), national origin, ancestry, age, marital status, sexual orientation, gender identity or expression, having Acquired Immune Deficiency Syndrome (AIDS) or AIDS related conditions (ARC), source of income,	The policy is a highly effective means of ensuring access to affordable housing for underrepresented groups. This policy is effective in that in underscores the City's compliance with federal regulations.	The policy is fully consistent with the goal of promoting equal housing opportunity. Required for any unit of general local government (UGLG) for federally-assisted housing with five or more units.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				any arbitrary basis, or any other status protected by federal, State or local law.		
ACTION 6.1.4	*Housing Assistance Center.* Continue to support the Housing Assistance Centers' efforts to improve access to housing information and services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	The Housing Assistance Center (HAC), launched in 2014 as a one stop housing services center serving residents with housing needs, allowing vulnerable residents to go to one place to address housing needs and questions. Since then, HAC transitioned to the Housing Resource Center (HRC), providing less counseling and housing search, providing more information and referral in addition to code compliance related relocation and anti-displacement services. Since 2020, HRC, now part of the Department of Housing and Community Development's Community Development & Engagement section, also administers the Emergency Rental Assistance Program (ERAP) funded by U.S. Treasury and State Rental Assistance Programs for the City's Keep Oakland Housed (KOH) programs.	Programs are very successful in serving Oaklanders who are most vulnerable to becoming homeless, helping to Keep Oakland Housed through rental assistance, anti-displacement, relocation services and other services supporting this effort.	As part of the Department of Housing & Community Development Strategic Plan, these efforts support Preservation and Protection Objectives of the "3-P" approach of Protection, Preservation and Production.
POLICY 6.2: Reasonable Accommodations						
ACTION 6.2.1	*Incorporate Reasonable Accommodations into City Programs and Policies.*	City Manager,	Ongoing, 2015-23	The City's reasonable accommodations procedure was adopted in 2014, and the City has continued to implement	Reasonable accommodations are an effective	Reasonable accommodations are a

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	The City's ADA Programs Division will continue to ensure that requirements for accessibility are met throughout the City's programs.	Office of ADA Compliance		its policy that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of Justice regulations implementing Title II of the ADA.	tool for ensuring access to housing. The City actively enforces policies for reasonable accommodations in City-assisted affordable housing. Greater communication between HCD and the ADA Programs Division may be advised.	fundamental tool in ensuring housing access. The policy may need to be revised in future cycles to reflect enforcement by HCD rather than ADA Programs Division.
ACTION 6.2.2	*Publicize and Implement Reasonable Accommodations Policy and Procedures.* Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.	Zoning Administrator	Ongoing, 2015-23	The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing programs. The Division publishes information about City disability access policies on its website: https://www.oaklandca.gov/topics/americans-with-disabilities-act-ada-services The Division provides technical assistance as needed for the nondiscriminatory administration of	The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization, therefore, the ordinance is effective in	The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization.

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				the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The Division is also assisting with the development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.	providing people with disabilities fair access to housing.	
POLICY 6.3: Promote Regional Efforts to Expand Housing Choice						
ACTION 6.3.1	*Regional Housing Needs Allocation.* Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation	DHCD – Policy and Programs	Ongoing, 2015-23	In 2021, City Staff continued to participate in the Plan Bay Area 2050 development process.	Participating in the Plan Bay Area 2050 process has been helpful, but MTC/ABAG did not follow some of the	The policy is appropriate to Housing Element goals.

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	plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.				recommendations that Oakland wrote in their letter.	
POLICY 6.4: Fair Lending						
ACTION 6.4.1	*Community Credit Needs Assessment.* Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	Oakland HCD conducts periodic assessments of community credit needs, including credit needs for housing. The assessment involves reviews of lending patterns in Oakland and the availability of residential credit. In 2021 no Community Credit Needs Assessments were scheduled. Assessments have been performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018 the Linked Banking Ordinance requirements were waived when Treasury selected the new Fiscal Services vendor. In 2017 after a series of meetings, City Council amended the Linked Banking Ordinance to expand the survey questions and to require improvement plans for banks surveyed that fell short in various criteria. In past years, HCD budgeted	The program effectiveness has declined since Treasure may opt to waive the program's requirements for vendors, since the majority of credit provided to the community is no longer through the surveyed brick and mortar banks, and since few banks chose to respond to the program surveys in the last few survey cycles. There may be more effective ways to gauge	Over the years, the appropriateness of the program has declined since today's local brick and mortar banks supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options to seek

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

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

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

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				2020 the City enrolled 224 students and issued certificates of completion to 97 class attendees before the live workshops were discontinued due to the COVID-19 pandemic. In March 2020, the City switched strategies to referring homebuyers to our local partners certified to provide HUD-certified Homebuyer Education using remote live classes and online education. As described in Action 6.1.4 "Housing Resource Center", the City of Oakland's Housing Resource Center provides assistance to residents who may be victims of foreclosure and predatory lending. In many cases, the Center refers such cases to Housing & Economic Rights Advocates (HERA).		
POLICY 6.5: Accountability						
ACTION 6.5.1	*Housing Element Annual Progress Report.* Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the	Planning Bureau; DHCD – Policy and Programs	On an annual basis by April 1	The Housing Element Annual Progress Report (APR) is due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1st each year. The City has continued to submit APRs during the period, and APRs from previous years can be found on the	This policy is an effective tool to promote accountability by the City to the policies it has slated in the Housing Element.	The action is appropriate to the Housing Element.

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	2015-2023 Housing Element (as required by state law). The City will also conduct annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post copies of the report on the City's website.			City's website, here: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports		
GOAL 7: Promote Sustainable Development and Sustainable Communities						
POLICY 7.1: Sustainable Residential Development Programs						
ACTION 7.1.1	*Promote Green Building Design for Private Development.* Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as "green roofs", tree planting, open space devoted to food	Bureau of Building	Ongoing, 2015-23	Since 2015, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.	The City's planning and building staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient	The City is committed to promoting Green Building for private development, this action is appropriate for the 2023-2031 Housing Element.

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	production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.				techniques and materials.	
ACTION 7.1.2	*Green Building Standards.* Continue to require all new residential construction, and single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes.	Bureau of Building	Ongoing, 2015-23	Since 2015, green building standards are required for projects which meet the thresholds in the Green Building ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.	The policy is effective.	The action is appropriate to meet Housing Element goals.
ACTION 7.1.3	*Require Green Building Design requirements for City-funded Development.* All City-funded housing developments require certification under BuildItGreen.org's	Bureau of Building	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010, and has continued to regularly apply it to multifamily affordable housing development. In the City's NOFA, new development and rehabilitation projects must meet a minimum score in each Green Point Checklist category.	The policy is effective.	The action is appropriate to meet Housing Element goals.

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	GreenPoint Rated or LEED certifications systems.			Projects scoring higher in the Green Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.		
POLICY 7.2: Minimize Energy and Water Consumption						
ACTION 7.2.1	*Energy-Efficiency and Weatherization Programs.* Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program,	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	The City helped launch and is a participant in the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), and Bay Area Multifamily Building Enhancements Program (BAMBE). These programs serve more than 1,000 units per year in reducing energy and water consumption of homes in Oakland. The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes annually, including renters and focusing primarily on lower-income residents, with energy efficiency and conservation measures each Summer. More than 20 Property	These approaches have combined to create a highly effective approach to energy efficiency and conservation in existing buildings.	These programs are an appropriate method of implementing the relevant goals on reducing energy cost burdens for residents.

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	Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.			Assessed Clean Energy (PACE) financing programs are currently operating in the City, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. The City is also working with EBCE and BayREN to install clean electric technologies in homes and businesses to replace natural gas systems, utilizing a combination of State and regional funding sources to lower the costs of installing heat pump water heaters, heat pump space heating and cooling systems, and induction cooktops. The City has initiated a lending program for induction cooktops to expand awareness of and access to such new technologies. Finally, the City is using its Measure KK infrastructure bond funding, along with federal CARES Act funding, to install a wide array of efficient energy systems in municipal buildings.		
ACTION 7.2.2	*Alternative Energy Production.* Continue to review plans for residential construction,	Bureau of Planning; Bureau of Building;	Ongoing, 2015-23	The City of Oakland has continued to issue permits for a high number of residential solar PV systems, passing more than 8,200 installations and	The policies and programs have generated significant	This continues to be an appropriate method of

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

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

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				In July 2020, the City Council adopted the Equitable Climate Action Plan (ECAP), a ten-year strategic and policy plan to reduce energy consumption and expedite the transition away from fossil fuel use. This Plan contains policies to expand and deepen energy efficiency, renewable energy, decarbonization, and electric vehicle programs and reduce energy cost burden for all members of the community. In December 2020, the City Council passed a requirement for newly constructed buildings to be all-electric design, eliminating natural gas connections in such buildings. These efforts, in addition to ongoing energy programs, serve to reduce energy use among Oaklanders and facilitate the transition to cleaner energy sources.	potable water use in the City.	
ACTION 7.2.5	*Promote Water Conservation and Efficiency.* Expand promotion of water conservation and efficiency practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation through EBMUD and Stopwaste continued through the period, as well as education via EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to	The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.

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	affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage.				potable water use in the City.	
POLICY 7.3: Encourage Development that reduces Carbon Emissions						
ACTION 7.3.1	*Mixed Use Development Incentives.* Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.	Bureau of Planning	Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in adopted Specific Plan areas (Broadway Valdez, Lake Merritt BART, West Oakland), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are considered an incentive for the construction of new housing. The current Specific planning process for the Downtown Oakland Specific Plan, continued work on the Final EIR, Final Plan, Zoning, and meetings on a Zoning Incentive Program as part of the implementation. The Draft Plan and DEIR documents can be found here: https://www.oaklandca.gov/documents/draft-dosp-eir	The Specific Plans have been very effective in providing an incentive with certified EIRs and development programs for developers to build housing in an expedited manner.	The policy is appropriate to Housing Element goals.
ACTION 7.3.2	*Transit-Oriented Development.*	Bureau of Planning	2014-2017	Construction is now complete of Phase 5 of "MacArthur Station" at the BART parking lot, including a 260-foot tall	This action is effective. During the planning	This action is appropriate for

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled and transportation mode share.			building with 402 market-rate and affordable residential units. Panoramic Interests is seeking building permits related to the approved 500 Kirkham project located two blocks southeast of the West Oakland BART Station (and in the S-15 zone). In 2016, "Mural" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units. The City previously adopted revisions to the transportation analysis using Vehicle Miles Traveled (VMT), instead of Level of Service, as directed by AB 743 (see Action 1.1.3). BART and its developer are seeking entitlement of transit-oriented development (including both market-rate and affordable housing) surrounding the Lake Merritt BART Station.	period, 402 market rate and affordable units were constructed through Phase 5 of the MacArthur Station project, and 1,032 residential units were approved for the 500 Kirkham site, located two blocks southeast of the West Oakland BART Station.	the Housing Element.
ACTION 7.3.3	*Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.* Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority	Bureau of Planning	Ongoing, 2015-23	Priority Development Area (PDA) site Inventories were updated in 2019. The Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) allowed for modifications of existing PDAs to occur at the administrative level. Planning staff recommended changes to existing PDAs and submitted the proposal to ABAG and MTC on September 16th, 2019. The updated PDAs were adopted by the	"Plan Bay Area" was adopted in July, 2013. The action is effective. Updating the PDA site inventory allows the City to apply for affordable housing development	The City will continue to encourage new housing development in Priority Development Area (PDA's) as identified in "Plan Bay Area." This action will be continued

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Development Areas. (See also Policy 1.1).			MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. See "2019 Proposed PDA map" for a map of existing PDAs following this year's update and "2019 Proposed PDA Map Showing Changes to Existing PDAs" for a map outlining the changes. Both maps can be found online: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 These updated PDAs can also be found on MTC's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1	grants for projects located in PDAs.	into the 2023-2031 Housing Element.
ACTION 7.3.4	*Integrate Land Use and Transportation Planning in Major Residential Projects.* Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and	Bureau of Planning	Ongoing, 2015-23	The City effectively implements this action through the application of the Equitable Climate Action Plan (ECAP) checklist and requirement for compliance with transportation demand management (TDM) measures. This applies to all major project case files.	The action is effective.	The action is appropriate.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	planning effort undertaken by the City.					
ACTION 7.3.5	*Encourage New Housing at a Range of Prices.* Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including preservation of existing affordability.	Bureau of Planning	Ongoing, 2015-23	The City, in concert with various agencies and organizations, has continued to promote the construction and preservation of housing at a range of price levels near transit hubs and corridors: • Predevelopment activities continued at Lakehouse Commons, a 91-unit affordable development within the Lake Merritt Station Area. • Rehabilitation continued and was nearly completed at Frank G Mar Apartments, an existing 119-unit affordable housing development located within the Lake Merritt Station Area Plan. • Construction began at Fruitvale Transit Village Phase II-B, a 181-unit affordable development adjacent to the Fruitvale BART station. Construction is expected to be complete in 2023.	The City has successfully advanced policies on a somewhat ad hoc basis to encourage high-density housing at a range of income levels near transit stations. A more comprehensive uniform policy may be warranted for future Housing Element cycles.	Dense development near transit is a primary tool for reducing carbon emissions.
POLICY 7.4: Minimize Environmental Impacts from New Housing						

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.4.1	*Compact Building Design.* Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	This design standard continues to be recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: https://www.oaklandca.gov/documents/design-guidelines-for-commercial-and-corridor-areas	This program has been effective in encouraging maximizing use of sites.	The policy is appropriate to Housing Element goals.
ACTION 7.4.2	*Waste Reduction.* Continue to review and enforce adequate recycling and organic matter allocation areas. Encourage, where feasible, multifamily developments to comply with the City's Zero Waste Plan.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds. Section 9 of the City's Basic Application for Development Review requires applicants to provide sufficient space for the storage and collection of recyclable and organic materials to comply with SB 1383 and Ordinance No. 11807 – Recycling Space Allocation Requirements. Planning staff continues to review the recycling ordinance requirements at building permit plan check.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.3	*Foster Healthy Indoor Air Quality.* Encourage, where feasible, the use of zero-VOC materials to improve indoor air quality (e.g., paints,	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to apply its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).			techniques such as requiring the installation of air filters with prescribed MERV ratings.		Planning Code and the new Specific Plans.
ACTION 7.4.4	*Recycled, Reclaimed or Renewable content of Building Materials.* Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multifamily housing, through the application of the Green Point Rated and the LEED for Homes checklists.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.5	*Re-Use and Rehabilitation of Historic Materials.* Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City encourages the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element and the entire Historic Preservation Element of the Oakland General Plan as guides, to maintain and enhance neighborhood character and to preserve the energy and design integrity embodied in the buildings' original construction.	Planning staff consistently encourages applicants to retain and rehabilitate existing buildings, citing a smoother review process, savings of time and money, California Historical Building Code and other code accommodations for existing	Existing buildings support "naturally occurring affordable housing." Growing environmental concerns support the slogan "The greenest building is the one that is already built."

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					buildings, the City's pioneering 1978 publication Rehab Right, and deterrents including the demolition regulations in the Planning Code. Residential and work-live adaptive reuse of commercial and industrial buildings continues, often facilitated by use of the Historical Building Code.	
ACTION 7.4.6	*Encourage Food Production in Open Space Areas.* Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles.	Bureau of Planning	Ongoing, 2015-23	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The City Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.	The policy is effective.	The action is appropriate to meet Housing Element goals.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 7.5: Climate Adaptation and Neighborhood Resiliency						
ACTION 7.5.1	*Climate Change and the Planning Process.* Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate change. Consider design review requirements for buildings to improve climate resiliency.	Bureau of Planning	Ongoing, 2015-23	In 2021, the City adopted a new 2021-2026 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released the "Resilient Oakland Playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group; the final report was issued in Fall 2017. See: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak068799.pdf Beyond these efforts, the City revised its scoring criteria for its Capital Improvements Program (CIP) to score sustainability and resiliency in all capital projects in 2019. The City requires all staff reports to evaluate sustainability opportunities as part of project review and presentation to City Council. Additional climate adaptation and resilience programs and policies were adopted as part of the City	This approach is an effective way to document the role that climate action and resiliency planning are having on providing safe and affordable housing at all income levels.	The organization of this section remains relevant and appropriate for ensuring that local climate and resilience planning are supporting broad housing targets.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Council's adoption of the Equitable Climate Action Plan (ECAP) in July 2020, including the establishment of Resilience Hubs and Spaces, improved analysis of climate adaptation, and improved communication and coordination tools for neighborhood resilience.		
ACTION 7.5.2	*Climate Adaptation Strategies.* Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in the development of climate adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	In July 2020, Oakland City Council unanimously voted to adopt the 2030 Equitable Climate Action Plan (ECAP). The 2030 ECAP establishes actions that the City and its partners will take to equitably reduce Oakland's climate emissions and adapt to a changing climate. The ECAP was developed pursuant to City Council's adopted 2030 greenhouse gas emission reduction target of 56% relative to 2005 levels, as well as Oaklands 2018 Climate Emergency and Just Transition Resolution. Oakland's City Council also adopted a 2045 Carbon Neutrality Goal, calling for a dramatic reduction in Oakland's greenhouse gas emissions and "deep decarbonization" of the building and transportation sectors by 2045. The new 2030 ECAP is rooted in equity and a deep community engagement process: it identifies ambitious actions we can take to	The approach has been moderately effective in demonstrating the need for climate adaptation strategies to be made in support of housing policy.	The approach is appropriate, although the goals, objectives, policies, and programs would benefit from a more expansive description and focus on those elements of climate change with the potential to impact housing supply and quality, as well as resident health and safety.

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				combat climate change while also ensuring that frontline communities – those that have been harmed by environmental injustice and who are likely to be hurt first and worst by the impacts of climate change – will benefit first and foremost from climate action. The City is focusing its attention especially on actions that will result in cleaner air, improved economic security, good green jobs, and more resilient communities, while also minimizing our contribution to climate change. To find updates on ECAP implementation, please visit the Sustainability Page, where all ECAP-related topics and resources are listed and updated: https://www.oaklandca.gov/topics/sustainable-oakland-1 Climate adaptation strategies are also included in the City's Resilient Oakland Playbook, and Sea level Rise Road Map. The City was the focus of a 2018 effort by the All Bay Collective to identify climate adaptation strategies for the neighborhoods adjacent to San		

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

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Leandro Bay in East Oakland. The City is also working with community groups in the East Oakland Neighborhoods Initiative (EONI) to implement a Transformative Climate Communities grant from the Strategic Growth Council to further identify climate adaptation strategies for East Oakland.		

Appendix B: Housing Needs Assessment

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

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

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

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

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

B.1 Population Characteristics

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

Table B-1: Oakland Population, 2010-2020

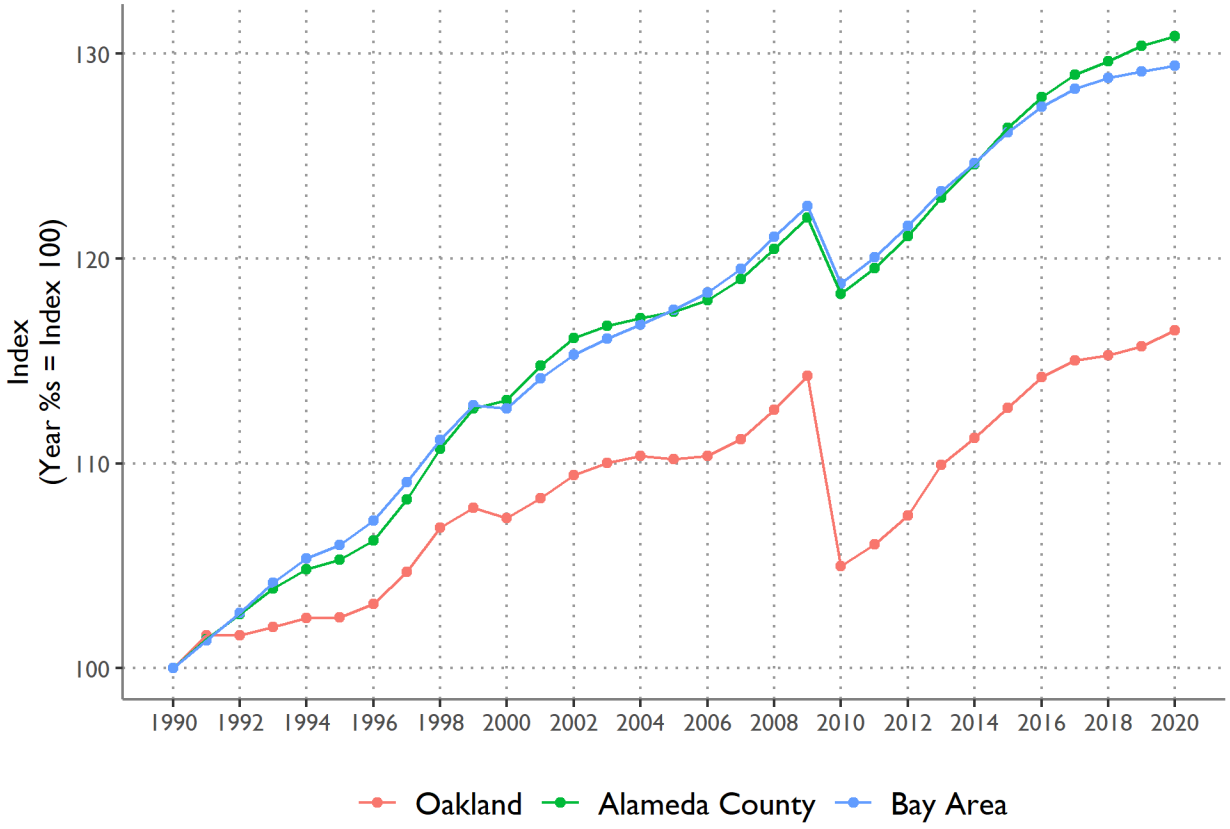
2000	*2005*	*2010*	*2015*	*2020*
399,566	410,189	390,724	419,571	433,697

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ABAG-MTC has also provided DOF estimates of population growth indexed to the population in the year 1990 for Oakland and surrounding regions. Shown in Chart B-1, these data points represent the

population growth in each of the geographies relative to their populations in 1990. The break between 2009 and 2010 is due to the differences between population estimates in 2009 and census counts in 2010. DOF uses the decennial census to benchmark subsequent population estimates. As evidenced in the plot, Oakland has seen a lower relative growth rate than both Alameda County and the Bay Area during the 1990 to 2020 period.

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



Source: ABAG-MTC Housing Needs Data Workbook, 2021

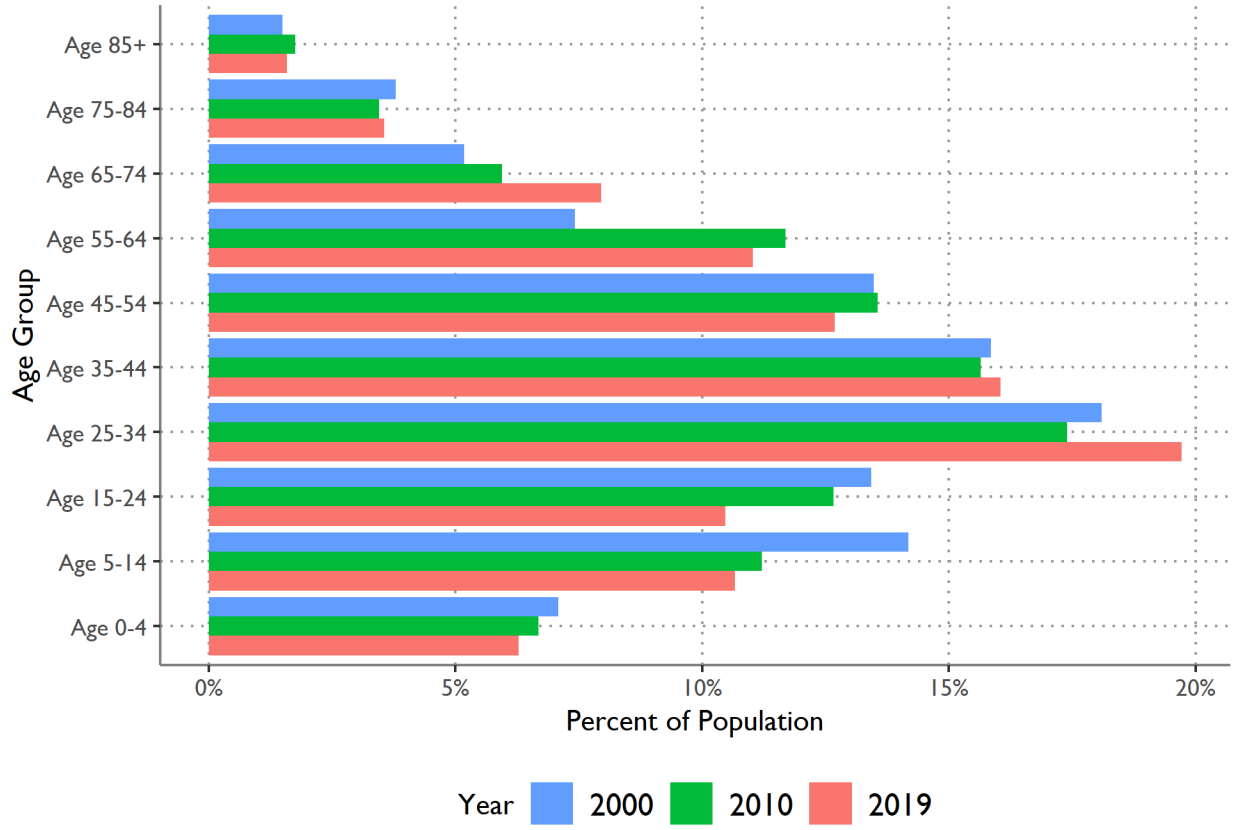
POPULATION BY AGE

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

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

are nonetheless growing to hold a larger share of the overall population; 10.46 percent of the population was age 65 and over in 2000 compared to 13.11 percent in 2019.

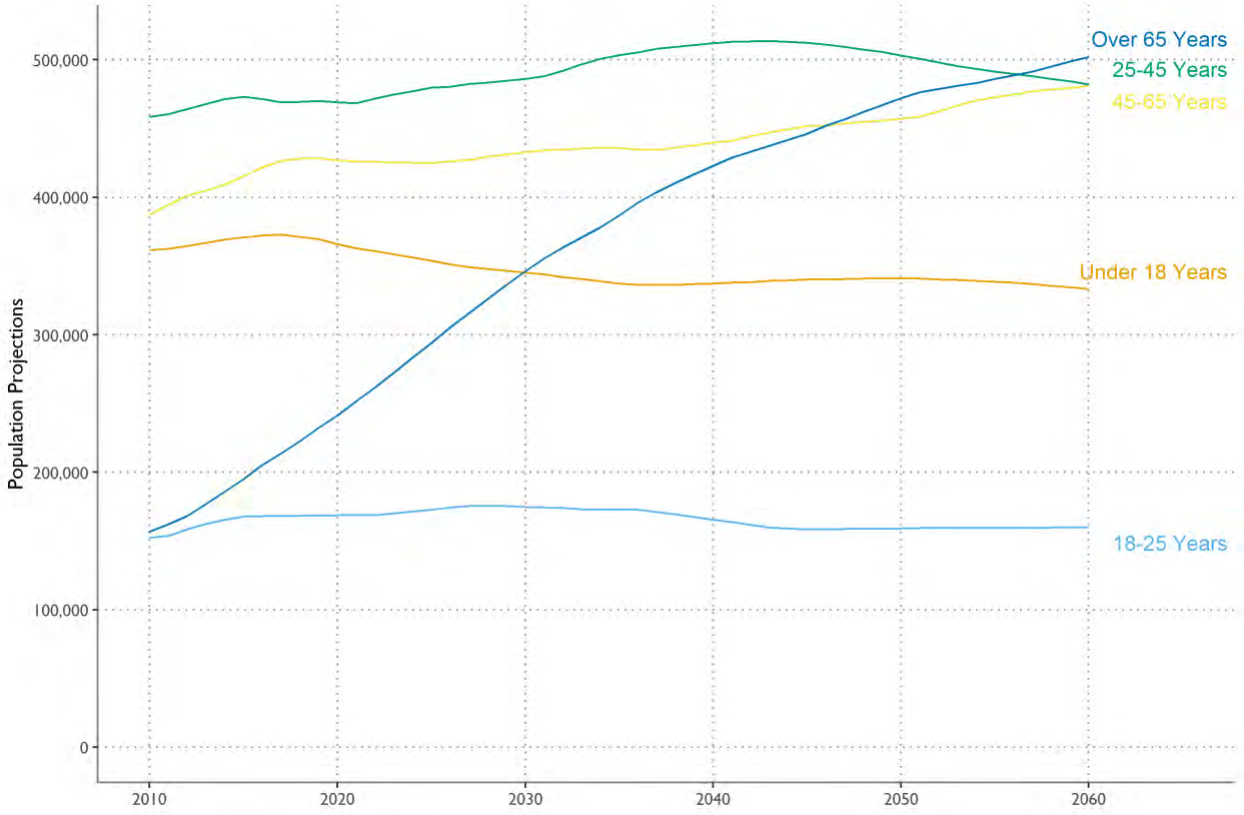
Chart B-2: Oakland Population by Age, 2000-2019



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

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

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



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

RACE AND ETHNICITY

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

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

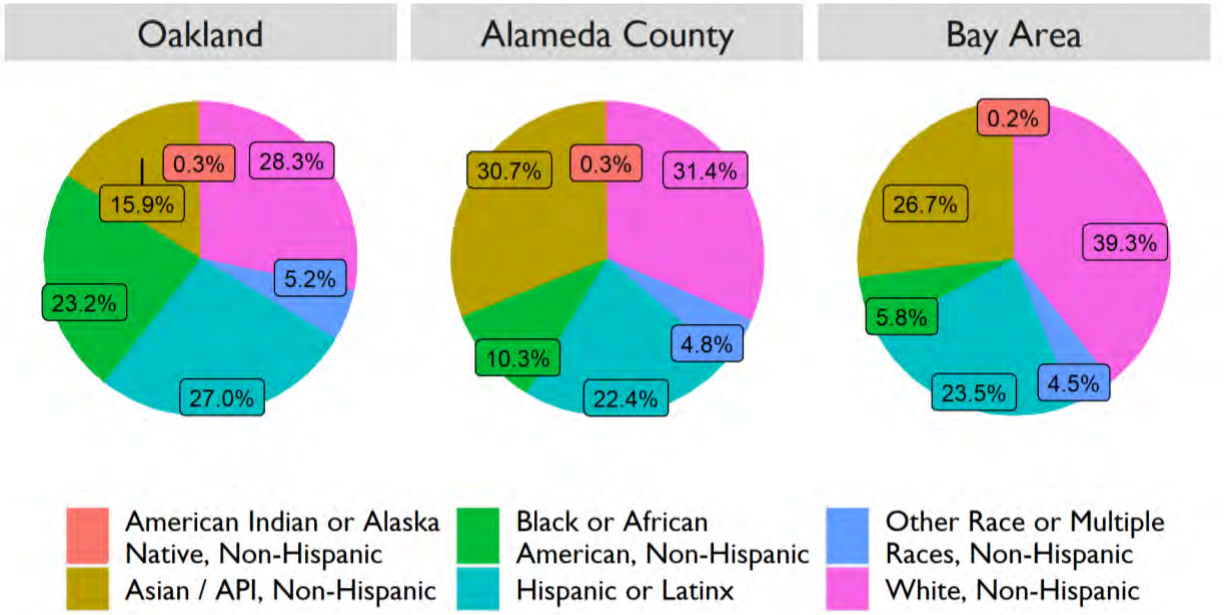
Table B-2: Oakland Population by Race/Ethnicity, 2000-2019

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

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

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



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

B.3 Household Characteristics

HOUSEHOLD SIZE

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

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

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD TYPES

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

Table B-4: Household Types by Region, 2019

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD INCOME

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

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

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

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

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

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

Source: HUD Income Limits 2021

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

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

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.4 Employment Characteristics

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

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

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.5 Special Needs Groups

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

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

EXTREMELY-LOW-INCOME RESIDENTS

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

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

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

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

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

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

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

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ELDERLY RESIDENTS

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

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

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

One of the potential elderly housing needs that may require a specific governmental response is low incomes among older adults. As seen in Table B-11, according to the ABAG-MTC Housing Data Needs Workbook, 31.95 percent of older adults aged 62 and over in Oakland have an income below 30 percent of AMI, which is higher than the rate of 23.42 percent found among the overall population in

Oakland. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all. As seen in Table B-11, senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes. Strikingly, among renters aged 62 and over, 54.84 percent are considered extremely low-income.

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

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

Notes:

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Table B-12 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on housing costs, and more than 50 percent of their income on housing costs. Those senior households considered extremely low-income (making less than 30 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 51.02 percent.

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

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

Notes:

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

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

- **Assisted living facilities**. Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical

services and social support. Congregate care facilities include housing with medical and health services.

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

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

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

Notes:

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Senior Housing

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

Table B-14: Oakland Senior Housing, 2021

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

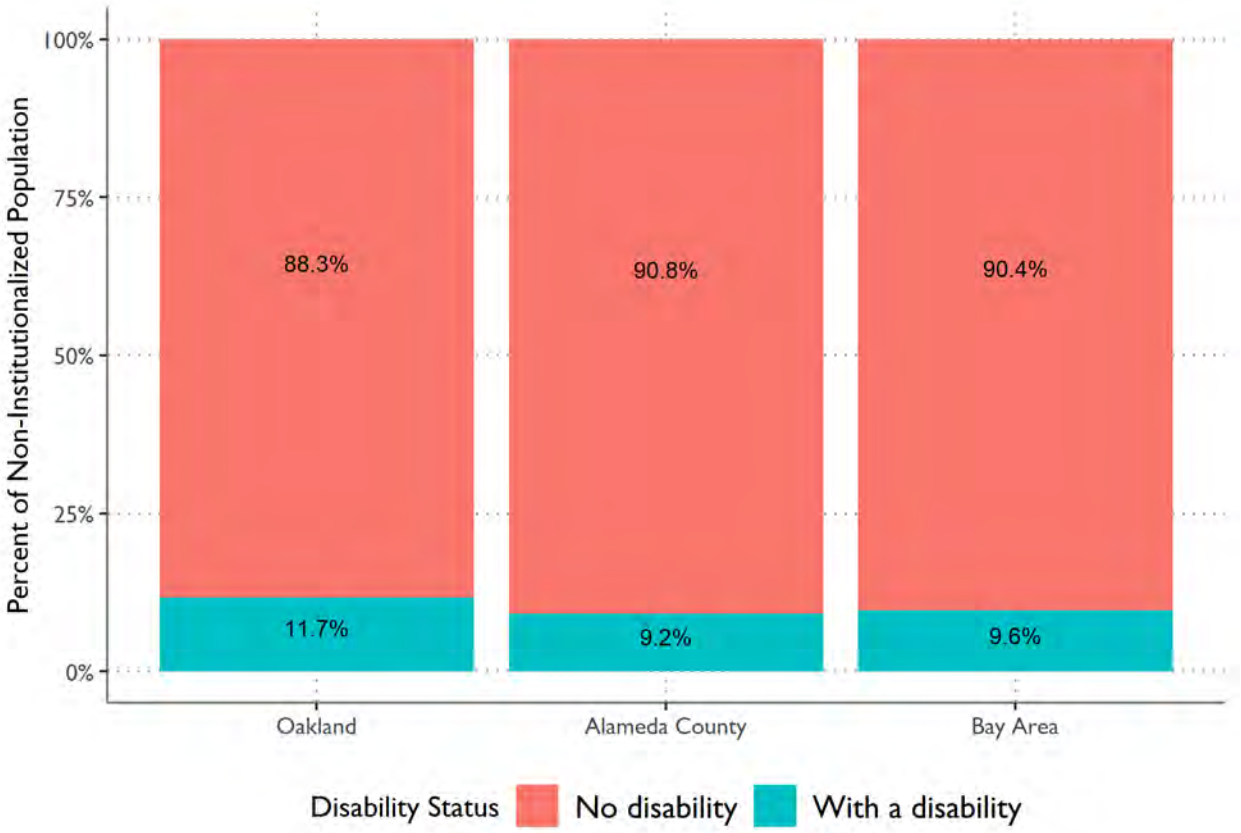
Facility Name	*Address*	*Facility Capacity*
JACK LONDON GATEWAY	989 BRUSH ST	61
J.L. RICHARDS TERRACE	250 E 12TH ST	80
KINDRED KEEP I	5761 MARKET ST	10
LAKE MERRIT APARTMENTS	1417 1ST AVE	55
LAKE MERRITT CARE HOME	576 VALLE VISTA AVE	15
LAKE PARK	1850 ALICE ST	275
LAKESHORE RESIDENTIAL CARE	1901 THIRD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

Source: City of Oakland, 2021

PERSONS WITH DISABILITIES

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

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



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

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

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

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

Table B-15: Oakland Disability by Type, 2019

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

Source: ABAG-MTC Housing Needs Data Workbook, 2021

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

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. As described in Appendix D, there are a greater proportion of persons with disabilities living in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals.

Developmental Disabilities

Since January 2011, per SB 812 as codified in Section 65583, housing elements are required to address the housing needs of individuals with a developmental disability within the community. The analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues—or can be expected to continue—indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be

closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other disabling conditions that are solely physical in nature.

Many developmentally-disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities.

DDS consumer data compiled by ABAG provides an estimate of the number of Oakland residents with a developmental disability. Table B-16 shows that the vast majority of residents with a developmental disability (82.01 percent) live in the home of a parent/family/guardian. Further, approximately 6.3 percent (3,111 persons) of the population that has a developmental disability is under the age of 18, while the remaining 93.7 percent (46,251 persons) is over 18 years old.

Table B-16: Oakland Population with Developmental Disabilities by Residence, 2020[1]

Residence Type	*Number*	*Percent*
Home of Parent/Family/Guardian	2,689	82.01%
Community Care Facility	168	5.12%
Independent/Supported Living	306	9.33%
Intermediate Care Facility	1	0.03%
Foster/Family Home	57	1.74%
Other	58	1.77%
Total	**3,279**	**100%**

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020)

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all, new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important consideration, as many large families do not have sufficient income to afford larger homes or apartments. At 9.40 percent of all households, Oakland has a slightly lower proportion of large family households than the county (10.8 percent) and the Bay Area region (10.8 percent). As shown in Table B-17, the 2019 American Community Survey reported 15,264 large households with five or more members, including 6,210 owner-occupied households and 9,054 renter-occupied households. About 9.38 percent of owner-occupied households and 9.41 percent of renter-occupied households were considered large households.

Table B-17: Oakland Household Size by Tenure, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
1 Person Household	17,620	26.63%	36,428	37.85%
2 Person Household	22,047	33.32%	28,122	29.22%
3 Person Household	11,668	17.63%	13,488	14.01%
4 Person Household	8,632	13.04%	9,150	9.51%
5 Or More Person Household	6,210	9.38%	9,054	9.41%
Total	**66,177**	**100%**	**96,242**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

In addition to household income, cost burden can be used to determine the extent of housing needs for large-family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Table B-18, about 42.97 percent of large families experience some level of cost burden (either regular or severe). Similarly, 42.13 percent of all other household types experience cost burden. However, as illustrated in Chart B-6, a greater proportion of large families have incomes that are less than 100% of AMI compared to all other household types in Oakland.

Table B-18: Oakland Cost Burden by Household Size, 2013-2017

	Large Family (5+ Persons)		*All Other Household Types*	
Income Category	*Number*	*Percent*	*Number*	*Percent*
No Cost Burden	7,210	57.03%	83,625	57.86%
Cost Burden	3,004	23.76%	29,995	20.75%
Severe Cost Burden	2,429	19.21%	30,900	21.38%
Total	**12,643**	**100%**	**144,520**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Chart B-6: Oakland Household Size by Household Income Level, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. This can be attributed in part to the systemic gender pay gap, and single women with children may particularly face housing discrimination when searching for a home. In Oakland, there is also a greater proportion of female-headed households with children in West Oakland and the downtown area. As shown in Table B-19 there are 21,717 female-headed households and 9,149 male-headed households in Oakland. These groups constitute 13.37 percent and 5.63 percent, respectively, of Oakland's total number of households. Female-headed households represented about 10.91 percent of owner-occupied households and 15.06 percent of renter-occupied households.

Table B-19: Oakland Household Type by Tenure, 2019

	Owner-Occupied		Renter-Occupied	
Household Type[1]	*Number*	*Percent*	*Number*	*Percent*
Married-Couple Family Households	33,183	50.14%	24,513	25.47%
Female-Headed Family Households	**7,223**	**10.91%**	**14,494**	**15.06%**
Male-Headed Family Households	**3,400**	**5.14%**	**5,749**	**5.97%**
Householders Living Alone	17,620	26.63%	36,428	37.85%
Other Non-Family Household	4,751	7.18%	15,058	15.65%

1. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011)

Of the 21,717 female-headed households in Oakland, about 59.5 percent had children under 18 years. Table B-20 below shows that of these, 39.72 percent were under the poverty line, compared to only 11.49 percent of female-headed households without children. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing. Additional information on female-headed households, including households with children, is provided in Appendix D.

Table B-20: Oakland Female-Headed Households by Poverty Status[1], 2019

	Households With Children		Households Without Children	
Poverty Level	*Number*	*Percent*	*Number*	*Percent*
Above Poverty Level	7,786	60.28%	7,789	88.51%
Below Poverty Level	5,131	39.72%	1,011	11.49%

1. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

PERSONS EXPERIENCING HOMELESSNESS

A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last 10 days of January. The unsheltered PIT Count is conducted annually in Alameda County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community. Due to COVID-19, no point in time count was conducted in 2021. As of the time of this report, the delayed point in time count took place on February 23, 2022, and a full report is expected in July 2022.

According to HUD, a CoC is a "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." Each Bay Area County is its own CoC. In Alameda County, EveryOne Home oversees the CoC Program. Table

B-21 provides an estimate of the homeless population by household type and shelter status in Alameda County. According to the 2019 PIT Count, there were 1,710 sheltered homeless persons and 6,312 unsheltered persons in Alameda County. While full data is not yet available by household type, this number increased to 7,135 unsheltered persons and 2,612 sheltered persons, according to the 2022 PIT summary.

Table B-21: Homelessness by Household Type and Shelter Status in Alameda County, 2019

Shelter Status	*People in Households Composed Solely of Children Under 18*	*People in Households with Adults and Children*	*People in Households without Children Under 18*	***Total***
Sheltered – Emergency Shelter	16	322	825	**1,163**
Sheltered – Transitional Housing	4	175	368	**547**
Unsheltered	9	27	6,276	**6,312**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019)

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

The racial/ethnic breakdown of Alameda County's homeless population is shown in Table B-22. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 47.3 of the unhoused population in the county, but only 10.6 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 3.8 percent of homeless Alameda County residents but only 0.7 percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. Further, those who identify as Hispanic/Latinx are also underrepresented among the unhoused.

Table B-22: Racial/Ethnic Group Share of General and Homeless Population in Alameda County, 2019

Racial/Ethnic Group	*Share of Homeless Population*	*Share of Overall Population*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	3.8%	0.7%
Asian / API (Hispanic and Non-Hispanic)	3.2%	31.0%
Black or African American (Hispanic and Non-Hispanic)	47.3%	10.6%
White (Hispanic and Non-Hispanic)	31.4%	40.5%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	14.4%	17.3%
Hispanic/Latinx	17.3%	22.5%
Non-Hispanic/Latinx	82.7%	77.5%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019)

Per HCD's requirements, jurisdictions also need to supplement county-level data with local estimates of people experiencing homelessness. The 2022 PIT Count summary identified 5,055 persons experiencing homelessness in the City of Oakland on the night of February 23, 2022. This is an increase of 984 people (24 percent) from the 4,071 unhoused individuals who were counted in the 2019 count. The Permanent Access to Housing (PATH) Framework, which is Oakland's five-year plan to address homelessness, identifies the following as the main drivers of homelessness in the city:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20 percent of AMI
- Systemic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

Homelessness in Oakland remains a humanitarian crisis that has only been exacerbated by the COVID-19 pandemic. However, even prior to COVID-19, rapidly increasing housing costs, increased residential instability, and the lack of available affordable housing and supportive services contributed to this significant increase. Homelessness also impacts Oakland residents unequally by race/ethnicity – as discussed further in Appendix D, the vast majority of unhoused Oakland residents are Black (about 70.0 percent, based on 2019 PIT data). The data also does not capture those living in more precarious housing situations, including people temporarily living with friends or family members, "couch surfing," or living in a vehicle not captured during the PIT Count.

The PATH Framework organizes strategies to address homelessness under three major themes:

1. Prevention strategies to keep people from becoming homeless;

2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and;

3. Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. Th actions are described in the Housing Action Plan.

UNDOCUMENTED IMMIGRANTS

It should be noted that there is a significant undocumented population in Oakland that may or may not be captured in DOF's population data. While undocumented immigrants are typically counted in annual American Community Surveys and decennial Census reports, this data is incomplete and it can be difficult to estimate the exact number of undocumented immigrants who live in Oakland. The Migration Policy Institute (MPI) estimates that as of 2019 there are 107,000 undocumented or unauthorized immigrants living in Alameda County, about 1.0 percent of the national total (11,047,000 people) or about 3.9 percent of the State's total (2,739,000 people).[1] A 2015 study found that East Oakland in particular is home to a significant number of undocumented or unauthorized immigrants – about 17.0 percent of East Oakland's population were considered unauthorized compared to 6.0 percent of Alameda County's population.[2] According to the study "almost 70 percent of the unauthorized who are at least five years old do not speak English well, often limiting their social and economic status. For example, the unauthorized are often among the working and poor – those who work full-time but toil in low-wage industries with limited chances of economic mobility and limited access to employer-based health insurance." Further, East Oakland's undocumented or unauthorized population is predominantly Latino, compared to higher proportions of unauthorized East and South Asian immigrants throughout the county.

Undocumented immigrants are particularly at risk of housing precarity and exploitation due to their legal status and fear of repercussion. Further, a number of federal rental assistance programs—including public housing, Housing Choice Vouchers, and Section 8 project-based rental assistance—are not available to unauthorized immigrants. However, other federal grant-funded and other housing assistance programs (including HUD homeless assistance and Keep Oakland Housed) do not require the verification of immigrant status.

FARMWORKERS

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates. Given the high rate of urbanization in Oakland, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require.

Although farmworkers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farmworkers and the proportion of migrant

[1] For more information regarding MPI's Unauthorized Immigrant Population Profiles, see: https://www.migrationpolicy.org/programs/us-immigration-policy-program-data-hub/unauthorized-immigrant-population-profiles

[2] Marcelli, Enrico A. and Manuel Pastor. "Unauthorized and Uninsured: East Oakland and Alameda County." *San Diego State University and the University of Southern California*, February 11, 2015. Available at: https://dornsife.usc.edu/assets/sites/1411/docs/2015_Unauthorized_Uninsured_East_Oakland_Contra_Costa_Cnty_CSII.pdf

farmworkers. Oakland is also located in a highly urbanized area of the Bay Area with no working farms within or adjacent to the city limits, which limits the presence of farmworkers in the city.

In Alameda County, there has been a decrease in the number of seasonal and permanent farmworkers. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, between 2002 and 2017 Alameda County experienced a 22.0 percent decrease in the number of seasonal farmworkers (i.e., those that have worked on a farm 150 days or less) and a 47.1 percent decrease in the number of permanent farmworkers. In 2017, there were 593 farmworkers in total in Alameda County. See Chart B-7 for these trends.

Chart B-7: Farm Labor in Alameda County, 2002-2017



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

In the local setting, estimating the size of the agricultural labor force can be especially problematic due to undercounts and inconsistent definitions across government agencies. According to the Census ACS five-year estimates, there were 1,089 Oakland residents employed in the "agriculture, forestry, fishing and hunting" industry in 2019 – about 0.5 percent of the labor force. This is similar to Alameda County (0.4 percent) and the Bay Area (0.7 percent). Determining the breakdown by seasonal and permanent workers can be even more difficult. Data from the California Department of Education provides one local estimate by also tracking the student population of migrant workers, available in Table B-23. However, no schools in Oakland have reported any migrant worker students in the four years documented here by ABAG-MTC. Alameda County has seen a slight decrease over the course of these four years from 874 to 790 students and the Bay Area overall has seen a steady decrease from 4,630 to 3,976 students.

Table B-23: Migrant Worker Student Population[1] by Region, 2016-2020

Academic Year	*Oakland*	*Alameda County*	*Bay Area*
2016-2017	0	874	4,630
2017-2018	0	1,037	4,607
2018-2019	0	785	4,075
2019-2020	0	790	3,976

1. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

B.6 Housing Stock Characteristics

HOUSING TENURE

Most households in Oakland are renters. The percentage of renter-occupied households in Oakland increased modestly from 58.6 percent to 59.3 between 2010 and 2019, despite the significant increase in absolute renter and homeowner population. There were 88,301 renter-occupied units and 62,849 owner-occupied units in 2000, 90,649 renter-occupied units and 63,142 owner-occupied units in 2010, and 96,242 renter-occupied units and 66,177 owner-occupied units in 2019. Owner-occupied housing units tend to be congregated in the Oakland Hills and parts of North Oakland, while significantly more housing units are renter-occupied in West Oakland, Downtown, and East Oakland.

Chart B-8: Oakland Household Tenure, 2000 – 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Oakland's household tenure differs from patterns seen in the county and the larger Bay Area, reflecting its status as a big city. As shown in Table B-24, 53.5 percent of Alameda County households and 56.1 percent of Bay Area households lived in owner-occupied homes, compared to 40.7 percent of Oakland households. Looking at other large Bay Area cities, San Francisco has lower rates of ownership housing compared to Oakland, while San Jose and Fremont have significantly higher ownership rates.

Table B-24: Household Tenure by Region, 2019

	Owner-Occupied		*Renter-Occupied*	
Region	*Number*	*Percent*	*Number*	*Percent*
Oakland	66,177	40.7%	96,242	59.3%
Alameda County	308,891	53.5%	268,286	46.5%
San Francisco	136,239	37.6%	226,115	62.4%
San Jose	184,600	56.8%	140,514	43.2%
Fremont	45,912	60.1%	29,775	39.9%
Bay Area	1,531,955	56.1%	1,199,479	43.9%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Racial and ethnic disparities in tenure exist in Oakland, shown in Table B-25. Households considered to be non-Hispanic white are almost evenly split between owners and renters, while households considered to be American Indian or Alaskan native of any ethnicity, Black or African American of any ethnicity, other race or multiple races of any ethnicity, and Hispanic or Latinx are largely renters. American Indian or Alaskan native households of any ethnicity have the highest renter-occupied rates at 70.83 percent as of 2019. Racial and ethnic income disparities shown in Table B-8 above may also contribute to these disparities in tenure, since renters are more likely to be lower income than are homeowners.

Table B-25: Oakland Housing Tenure by Race/Ethnicity, 2019

	Owner-Occupied		*Renter-Occupied*	
Racial/Ethnic Group[1]	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	390	29.17%	947	70.83%
Asian / API (Hispanic and Non-Hispanic)	11,094	42.78%	14,838	57.22%
Black or African American (Hispanic and Non-Hispanic)	13,904	32.17%	29,322	67.83%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7,479	29.32%	18,033	70.68%
White (Hispanic and Non-Hispanic)	33,310	50.16%	33,102	49.84%
Hispanic or Latinx	8,881	30.62%	20,124	69.38%
White, Non-Hispanic	30,030	52.10%	27,612	47.90%

1. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

Disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. In Oakland, the majority of lower-income households—those making less than 80 percent of AMI—are renters, while the majority of households making above 100 percent of AMI are owners. See Table B-26 for the complete breakdown by income group. This indicates that homeownership is likely out of reach for many lower-income households. Considering the disproportionate racial/ethnic share of renters in Oakland, especially among American Indian or Alaska native, Black or African American and Hispanic or Latinx households, and the significant share of Black or African American and Asian households with income below 30 percent of AMI (Table B-8), this highlights a need to target both economic as well as racial/ethnic disparities to affirmatively further fair housing, which will be further discussed in Appendix D.

Table B-26: Oakland Housing Tenure by Income Level, 2019

	Owner-Occupied		*Renter-Occupied*	
Income Group[1]	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	5,810	15.56%	31,535	84.44%
31%-50% of AMI	6,069	27.39%	16,090	72.61%
51%-80% of AMI	6,950	34.54%	13,170	65.46%
81%-100% of AMI	5,360	38.98%	8,390	61.02%
Greater than 100% of AMI	39,210	59.34%	26,865	40.66%

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Alameda Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Rates of homeownership also typically depend on the type of housing available. Most detached single-family homes are owner-occupied; see Table B-27. However, a significant share of these units—slightly less than one quarter—are renter-occupied. Further, about 55.79 percent of attached single-family homes are occupied by renters. Nearly all of Oakland's multifamily housing stock is renter-occupied. Meeting affordability needs, especially for renters, must consider the type of housing available to residents.

Table B-27: Oakland Housing Tenure by Housing Type, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Detached Single-Family Homes	52,515	75.08%	17,432	24.92%
Attached Single-Family Homes	3,700	44.21%	4,670	55.79%
Multi-Family Housing	9,601	11.51%	73,826	88.49%
Mobile Homes	334	53.70%	288	46.30%
Boat, RV, Van, or Other	27	50.94%	26	49.06%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

HOUSING TYPE

During the 2010 to 2020 period, housing development in Oakland was primarily multifamily, although there was an increase in housing units of all types. Using DOF estimates provided by ABAG-MTC, Table B-28 shows that Oakland added 564 single family detached homes in the 2010s; however, given the large pre-existing base, this was less than one percent increase. Single family attached housing stock grew by 2.41 percent, although only 155 units were added. The bulk of the housing increase—4,774 housing units—was in five-plus unit multifamily housing types. The number of total units has increased by 3.39 percent over this period driven primarily by the addition of attached single-family homes and multifamily housing consisting of five-plus units.

Table B-28: Oakland Housing Type Trends, 2010 – 2020

	2010		2020		Percent Change
Building Type	*Number*	*Percent*	*Number*	*Percent*	*(2010 – 2020)*
Single-Family Home: Detached	73,904	43.55%	74,468	42.44%	0.76%
Single-Family Home: Attached	6,842	4.03%	7,007	3.99%	2.41%
Multifamily Housing: Two to Four Units	32,600	19.21%	32,844	18.72%	0.75%
Multifamily Housing: Five-plus Units	55,809	32.88%	60,583	34.53%	8.55%
Mobile Homes	555	0.33%	555	0.32%	0.00%
Totals	**169,710**	**100%**	**175,457**	**100%**	**3.39%**

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Finance, E-5 series)

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there are more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding typically occurs when there is an inadequate supply of affordable housing. As shown in Table B-29, 13,653 out of 162,419 housing units in Oakland were either overcrowded or severely overcrowded (8.41 percent). This is slightly higher than the rate in Alameda County (7.87 percent) and the Bay Area (6.9 percent). While the entire city experiences some level of overcrowding higher than the region, the highest tract-level rates of overcrowding occur in the southwestern part of Oakland, particularly in census tracts along International Boulevard.

Table B-29: Overcrowding[1] Severity by Region, 2013-2017

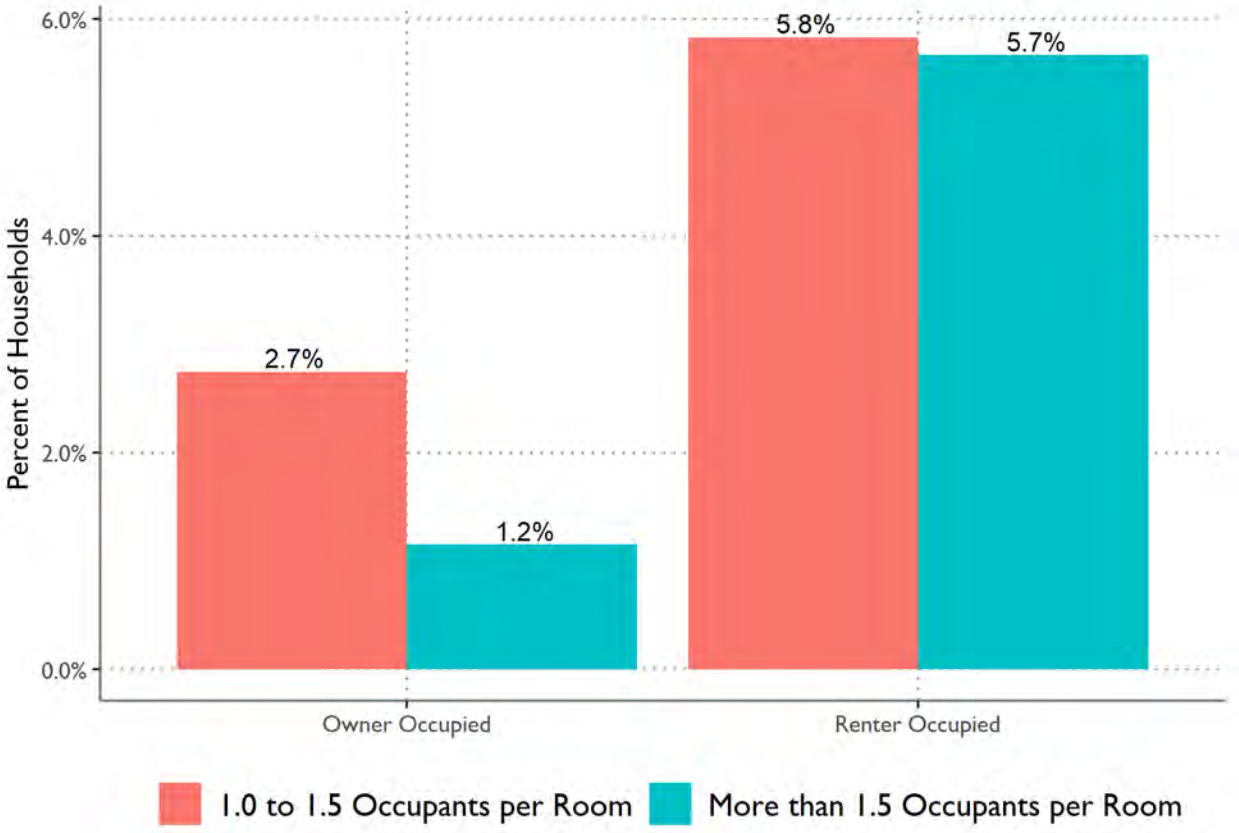
	Not Overcrowded		Overcrowded		Severely Overcrowded	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	148,766	91.59%	7,432	4.58%	6,221	3.83%
Alameda County	531,752	92.13%	29,007	5.03%	16,418	2.84%
Bay Area	2,543,056	93.10%	115,696	4.24%	72,682	2.66%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Further, renters tend to experience overcrowding more often than owners. As shown in Chart B-9, about 11.5 percent of renter-occupied households experience some level of overcrowding while only 3.9 percent of owner-occupied households do. Rates of severe overcrowding are nearly triple among renters than they are among owners.

Chart B-9: Oakland Overcrowding by Tenure and Severity, 2013-2017



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Since renters are more likely to be lower income than homeowners, they may experience higher rates of overcrowding. Lower-income households in Oakland (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-30, among extremely-low-income households (i.e., those making less than 30 percent of AMI) 6.48 percent are considered overcrowded and 5.51 percent are severely overcrowded. Households with higher incomes (i.e., those making greater than 100 percent of AMI) are 1.88 percent overcrowded and 1.53 percent severely overcrowded.

Table B-30: Overcrowding[1] by Income Level and Severity in Oakland, 2013-2017

Income Group[2]	*Overcrowded*	*Severely Overcrowded*
0%-30% of AMI	6.48%	5.51%
31%-50% of AMI	8.69%	5.42%
51%-80% of AMI	7.30%	4.24%
81%-100% of AMI	5.41%	3.52%
Greater than 100% of AMI	1.88%	1.53%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

2. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

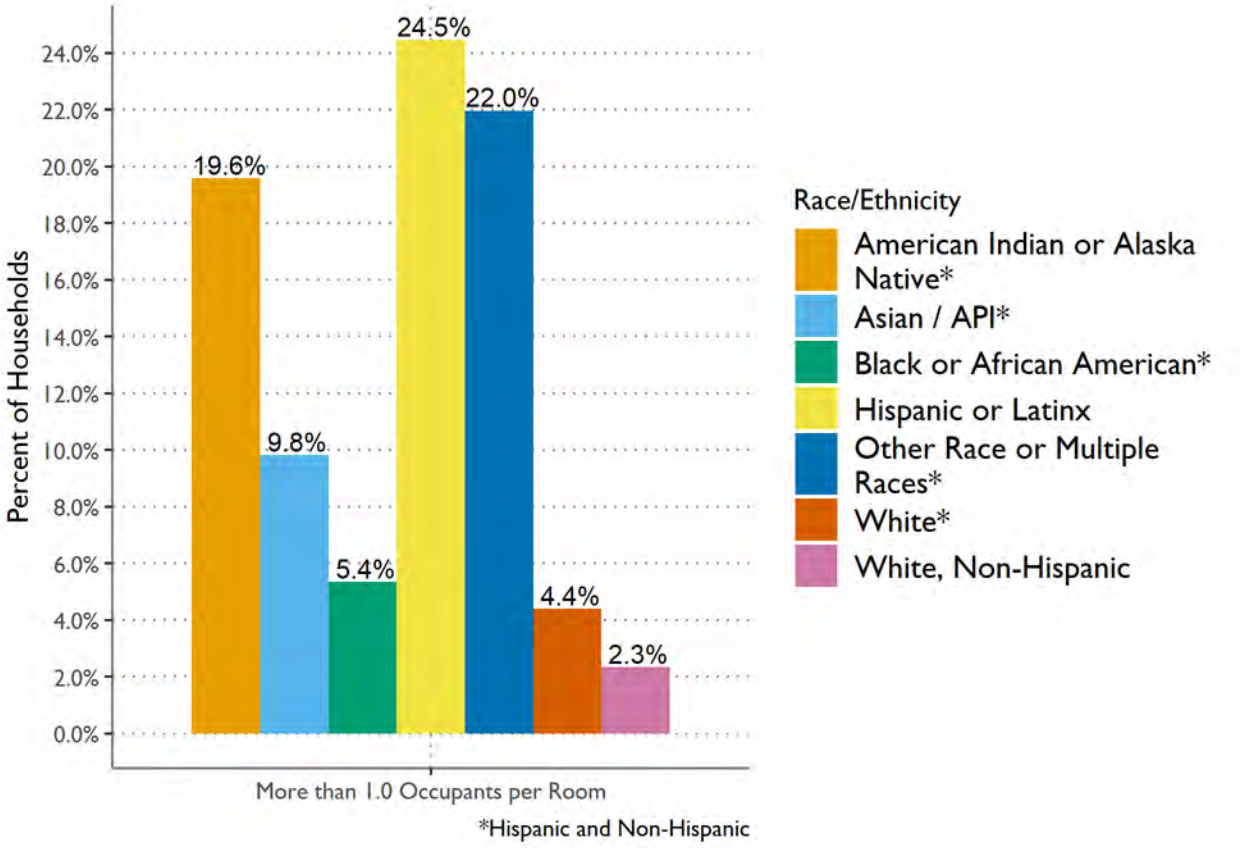
Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Like tenure, rates of overcrowding are unevenly distributed by race/ethnicity. Chart B-10 below demonstrates the breakdown of overcrowding within various racial/ethnic groups in Oakland. According to the ABAG-MTC data workbook, "Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here."[3] In addition, "[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled 'Hispanic and Non-Hispanic' are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units."[4]

When compared across racial and ethnic groups, overcrowding is most prevalent among Hispanic or Latinx households, other race or multiple race households of any ethnicity, and for American Indian or Alaska Native households of any ethnicity as 24.5 percent, 22.0 percent, and 19.6 percent of each group experiences overcrowding, respectively. In Oakland, majority Asian American communities like Saint Elizabeth, San Antonio, and East Peralta, have a higher overcrowding rate (10 percent) than the city as a whole (8 percent).[5] Overcrowding rates are low for non-Hispanic white households (2.3 percent).

[3] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[4] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[5] US Census. (2015-2019). 5-year American Community Survey. https://data.census.gov/cedsci/

Chart B-10: Oakland Overcrowding by Race/Ethnicity, 2015-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

COST BURDEN

Cost burden, or overpayment, is defined as monthly shelter costs in excess of 30 percent of a household's income. Severe cost burden is defined as paying over 50 percent of household income for shelter costs. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of cost burden by tenure and income category. Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

According to 2013-2017 CHAS estimates, a total of 32,479 households experience cost burden (20.10 percent) while an additional 33,050 households experience severe cost burden (20.50 percent). The means that nearly half of all Oakland households experience some level of cost burden. Of the 65,529 households experiencing some level of cost burden, 14,119 of them are considered moderate- or above-moderate-income and 51,410 are considered lower-income. This indicates that housing affordability is particularly out of reach for lower-income households in Oakland.

Further, renters are particularly impacted by cost burden since renters are limited to the rental market while owners can build equity with their homes. Renters in Oakland tend to have higher rates of cost burden than owners – for instance, 46.5 percent of all renters experience some level of cost burden while only 31.8 percent of owners do. Rates are further unevenly distributed between renters and owners by income level, as evident in Table B-31a below. As described in Appendix D, the highest rates of cost burden are experienced by non-Hispanic Black or African American and Hispanic or Latinx households, with a general geographic concentrations in East Oakland, as well as some tracts in the Jack London District and Grand-Lake neighborhood. Additional context on cost burden as it relates to racial equity is provided in Appendix D.

Table B-31a: Oakland Cost-Burdened Households by Income and Tenure, 2013-2017[1]

	Renters		*Owners*		*Total Households[2]*	
Income Category	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Extremely-Low-Income (Under 30% HAMFI[3])						
No Cost Burden/Not Computed	6,765	23.10%	1,110	18.90%	7,875	22.40%
Cost Burden	4,980	17%	835	14.20%	5,815	16.50%
Severe Cost Burden	17,575	59.90%	3,935	66.90%	21,510	61.10%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	4,055	26.10%	2,080	36.30%	6,135	28.80%
Cost Burden	6,810	43.80%	1,340	23.40%	8,150	38.30%
Severe Cost Burden	4,690	30.20%	2,315	40.40%	7,005	32.90%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	6,470	53.50%	3,160	48.80%	9,630	51.90%
Cost Burden	4,780	39.50%	1,640	25.30%	6,420	34.60%
Severe Cost Burden	840	6.90%	1,670	25.80%	2,510	13.50%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	17,290	30.40%	6,350	35.10%	23,640	31.50%
Cost Burden	16,570	29.10%	3,815	21.10%	20,385	27.20%
Severe Cost Burden	23,105	40.60%	7,920	43.80%	31,025	41.30%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	34,200	86.90%	38,120	80.90%	72,320	83.70%
Cost Burden	4,724	12%	7,370	15.60%	12,094	14%
Severe Cost Burden	415	1.10%	1,610	3.40%	2,025	2.30%
All Income Groups						
No Cost Burden/Not Computed	51,490	53.50%	44,470	68.20%	95,960	59.40%
Cost Burden	21,294	22.10%	11,185	17.20%	32,479	20.10%
Severe Cost Burden	23,520	24.40%	9,530	14.60%	33,050	20.50%

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.
2. Discrepancies in sums are due to rounding errors.
3. HUD Area Median Family Income (HAMFI).

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table B-31b summarizes cost burden severity in Oakland compared to Alameda County and the region. Cost burden in Alameda County and the Bay Area region are comparable; cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened than in the County or region.

Table B-31b: Cost Burden Severity by Region, 2015-2019

	No Cost Burden		*Cost Burden*		*Severe Cost Burden*	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	88,832	54.69%	35,183	21.66%	33,949	20.90%
Alameda County	350,326	62.06%	117,618	20.83%	96,579	17.11%
Bay Area	1,684,831	63.06%	539,135	20.18%	447,802	16.76%

1. Percentages do not add to 100 percent as each jurisdiction includes households for which data is not computed

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

HOUSING VACANCY

Housing vacancy rates provide one metric to assess the balance between the supply and demand of housing in a region. Low vacancy rates occur when demand outpaces the supply of housing, while high vacancy rates indicate an oversupply of housing. Housing costs also tend to be higher with low vacancy rates. Estimates from the 2015-2019 ACS compiled by ABAG-MTC indicate that 10,881 (6.7 percent) out of the 162,419 housing units in Oakland were vacant, which is higher than in the county (5.4 percent) but about equivalent to the entire Bay Area, as shown in Table B-32.

Table B-32: Oakland Vacant Units by Type, 2019

Vacancy Status	*Oakland*	*Alameda County*	*Bay Area*
For Rent	2,457	7,998	41,117
For Sale	458	1,961	10,057
For Seasonal, Recreational, or Occasional Use	637	3,892	37,301
Other Vacant	6,208	13,569	61,722
Rented, Not Occupied	571	1,517	10,647
Sold, Not Occupied	550	1,982	11,816
Total Vacant Housing Units	**10,881 (6.7%)**	**30,919 (5.4%)**	**172,660 (6.3%)**

Source: ABAG-MTC Housing Needs Data Workbook (American Community Survey 5-Year Data (2015-2019), Table B25004)

HOUSING PERMITS BY INCOME

Using data provided in the City's Annual Progress Report, the number of building permits issued from 2015 to 2021 is available by income group. In total, 16,789 building permits were issued during this period, or about 113.7 percent of the 5th cycle RHNA. Most of this development has been permitted at the higher income ranges, with 14,966 units permitted for above-moderate-income households – this translates to nearly nine above-moderate-income permits for every lower-income permit. Only 1,079 very-low-income units (52.4 percent) were permitted, 666 low-income units (32.1 percent) were permitted, and 78 moderate-income units (2.8 percent) were permitted. See Table B-33 for the proportion of the RHNA for the period within which these permits were issued.

Table B-33: Oakland Housing Permitting, 2015 – 2021

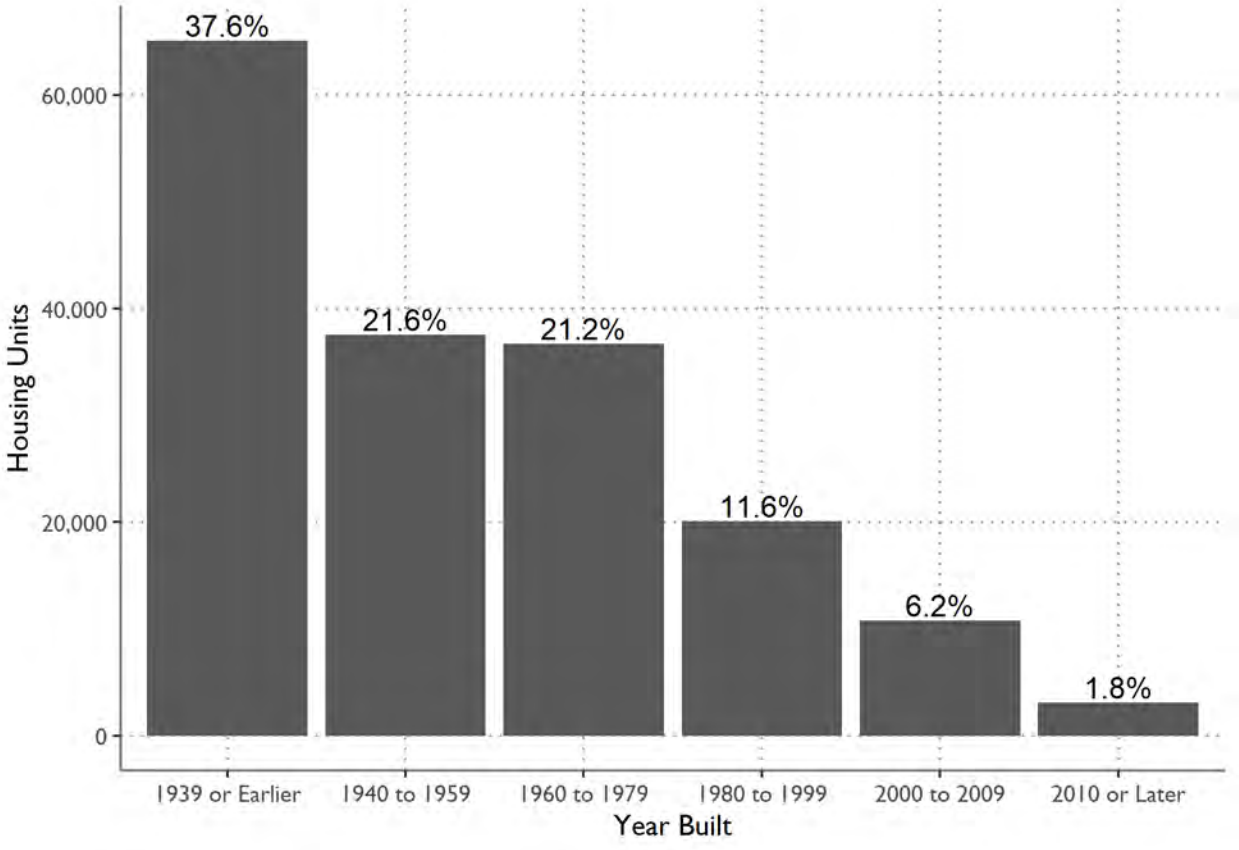
Income Group	*Number of Permits*	*Percent of 5th Cycle RHNA Met*
Very-Low-Income	1,079	52.4%
Low-Income	666	32.1%
Moderate-Income	78	2.8%
Above-Moderate-Income	14,966	191.5%
Total	**16,789**	**113.7%**

Source: City of Oakland, Housing Element Annual Progress Report, 2021

HOUSING STOCK CONDITIONS

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Oakland, about 80.4 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010. See Chart B-11 for the age of Oakland's housing stock as of 2019.

Chart B-11: Age of Oakland Housing Stock, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substantial housing conditions may be an issue. Housing is considered substandard when physical

conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-White reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent White. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, as shown in Table B-34, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, Oakland residents also discussed the prevalence of mold and lead, both of which pose major habitability issues.

Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the City's housing stock is likely substandard. As discussed in the Housing Action Plan, the City is moving to a proactive enforcement framework to better address issues of substandard housing – particularly as these issues disproportionately impact BIPOC communities.

Table B-34: Oakland Substandard Housing Issues, 2019

Building Amenity	*Owner*	*Renter*
Incomplete Kitchen Facilities	0.28%	1.91%
Incomplete Plumbing Facilities	0.20%	1.02%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049)

B.7 Housing Costs and Affordability

Several housing market characteristics—such as high levels of cost burden or overcrowding—may indicate high housing costs and a lack of affordability within a community. This section summarizes housing costs in Oakland and assesses the extent to which housing is affordable for residents of the city.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability can be estimated by comparing the cost of renting or owning a home in Oakland with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price or cost refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Oakland by different income households and unit size (bedrooms) are shown in Table B-35. HCD has estimated the 2021 Alameda County AMI for a family of four to be $125,600, which is about a 34.3 percent increase from the 2014 AMI estimate of $93,500.

Table B-35: Oakland Housing Affordability by Income Group, 2021

		Affordable Monthly Payment[2]		*Utilities[3]*		*Housing Costs*	*Maximum Affordable Price*	
Household Size	*AMI Limits[1]*	*Renter*	*Owner*	*Renter*	*Owner*	*Taxes & Insurance[4]*	*Renter*	*Owner[5]*
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$28,800	$720	$720	$180	$180	$252	$541	$76,121
2 Person (1 Bedroom)	$32,900	$823	$823	$196	$196	$288	$627	$89,380
3 Person (2 Bedroom)	$37,000	$925	$925	$221	$221	$324	$704	$100,197
4 Person (3 Bedroom)	$41,100	$1,028	$1,028	$254	$254	$360	$773	$109,036
5 Person (4 Bedroom)	$44,400	$1,110	$1,110	$309	$309	$389	$802	$108,839
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$47,950	$1,199	$1,199	$180	$180	$420	$1,019	$158,113
2 Person (1 Bedroom)	$54,800	$1,370	$1,370	$196	$196	$480	$1,174	$183,179
3 Person (2 Bedroom)	$61,650	$1,541	$1,541	$221	$221	$539	$1,320	$206,068
4 Person (3 Bedroom)	$68,500	$1,713	$1,713	$254	$254	$599	$1,458	$226,714
5 Person (4 Bedroom)	$74,000	$1,850	$1,850	$309	$309	$648	$1,542	$235,751
Low-Income (51%-80% AMI)								
1 Person (Studio)	$76,750	$1,919	$1,919	$180	$180	$672	$1,739	$281,595
2 Person (1 Bedroom)	$87,700	$2,193	$2,193	$196	$196	$767	$1,997	$324,471
3 Person (2 Bedroom)	$98,650	$2,466	$2,466	$221	$221	$863	$2,245	$364,642
4 Person (3 Bedroom)	$109,600	$2,740	$2,740	$254	$254	$959	$2,486	$402,835
5 Person (4 Bedroom)	$118,400	$2,960	$2,960	$309	$309	$1,036	$2,652	$426,251
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$105,500	$2,638	$3,077	$180	$180	$1,077	$2,458	$480,363
2 Person (1 Bedroom)	$120,550	$3,014	$3,516	$196	$196	$1,231	$2,818	$551,262
3 Person (2 Bedroom)	$135,650	$3,391	$3,956	$221	$221	$1,385	$3,170	$620,105
4 Person (3 Bedroom)	$150,700	$3,768	$4,395	$254	$254	$1,538	$3,513	$686,848
5 Person (4 Bedroom)	$162,750	$4,069	$4,747	$309	$309	$1,661	$3,760	$732,813

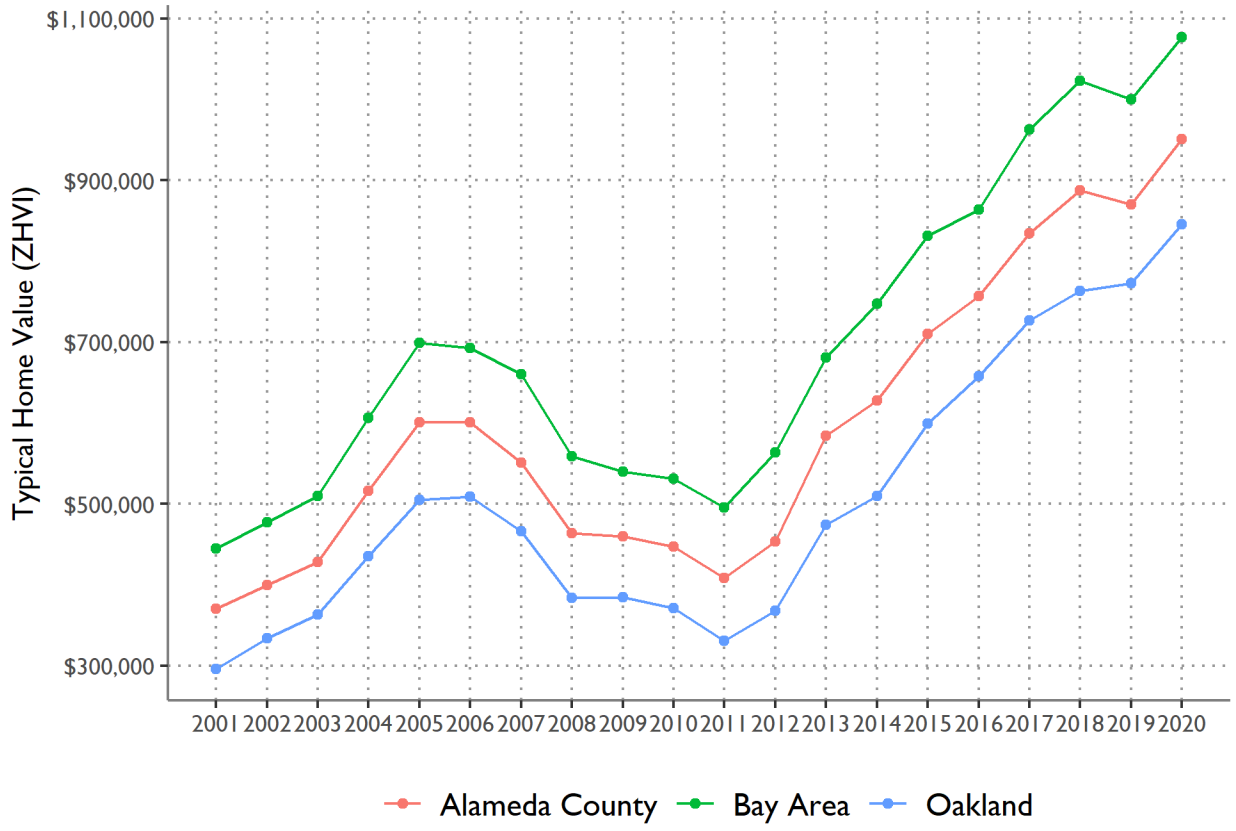
1. AMI limits based on 2021 HCD State Income Limits for Alameda County, other assumptions are derived from Zillow estimates (as of October 4, 2021) and the National Association of Realtors. The 2021 Alameda County AMI is $125,600.
2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).
3 Utilities are estimated according to the 2021 Alameda County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.
4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.
5. Assumed 30-year amortization, 2.82% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2021; Alameda Housing Authority Utility Allowance Schedule, 2021; Zillow Mortgage Rates, October 2021; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2021

OWNERSHIP COSTS

Like many cities in the Bay Area, housing costs in Oakland have continued to rise over the last two decades. Home values are tracked using the Zillow Home Value Index (ZHVI) as compiled by ABAG-MTC, which is a smoothed, seasonally adjusted measure of the typical value for homes in the 35th to 65th percentile range. The regional ZHVI estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. As demonstrated in Chart B-12, home values did decline as steeply in Oakland as they did in Alameda County and the Bay Area following the 2008 financial collapse. Home values in 2014 surpassed the previous high of just over $500,000 in 2005, and have risen continually since, to reach over $800,000 in 2020. These are, however, lower than that for the county as well as the Bay Area region.

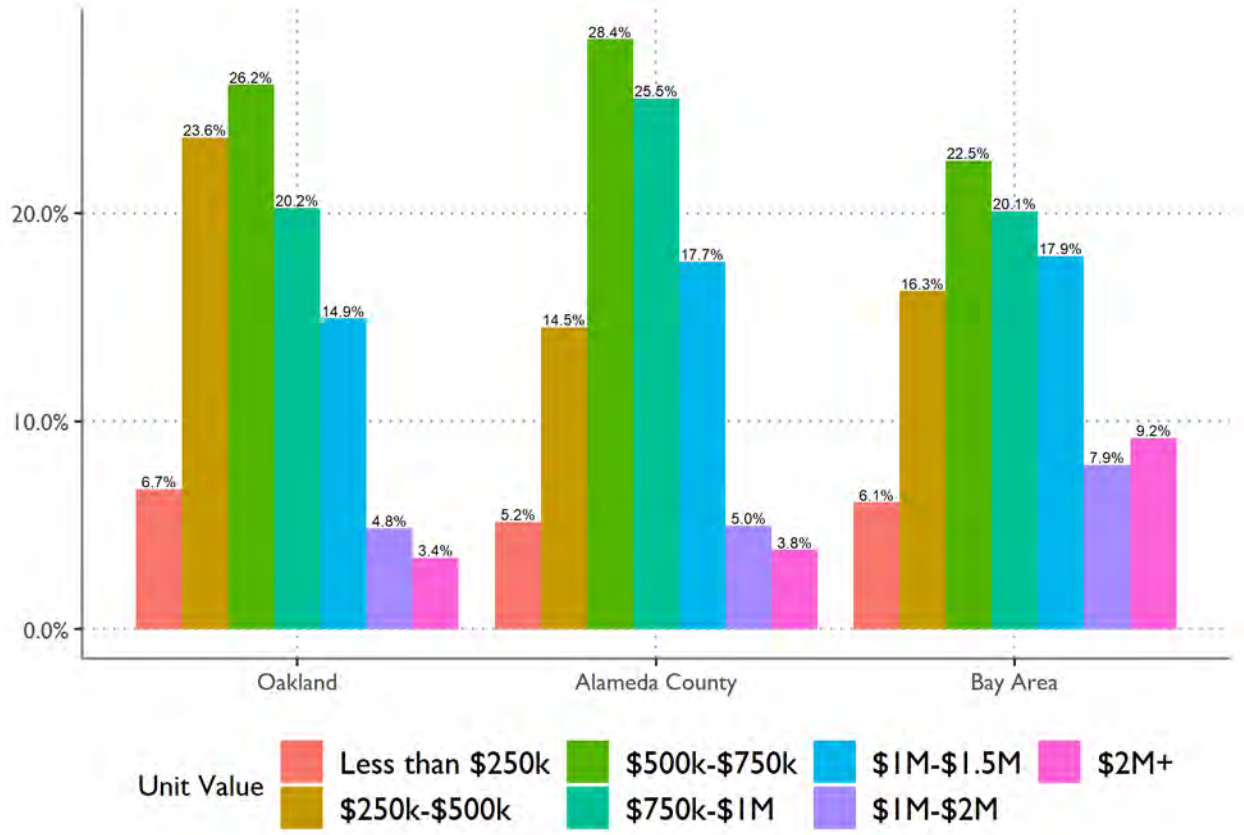
Chart B-12: Zillow Home Value Index (ZHVI) by Region, 2001 – 2021



Source: ABAG-MTC Housing Needs Data Workbook (Zillow, ZHVI December 31, 2001 – December 31, 2020)

In addition to the ZHVI, the ABAG-MTC data worksheet provides estimates of home values for owner-occupied units based on the 2019 ACS. Shown in Chart B-13, this data confirms the disparity in home value across region as indicated by the ZHVI. While the ZHVI estimates the typical household is valued over $800,000, the ACS indicates that the majority of units (about 56.5 percent) are actually valued below $750,000. There is a similar distribution of home values in the county, while the Bay Area has more even distributions by unit value. Alameda County does skew towards lower unit values while the Bay Area tends to skew towards higher unit values. The ZHVI is better aligned with these regional estimates. Given that housing costs have only risen since the 2019 ACS, the 2020 ZHVI is used to estimate housing value in Oakland, although it should be noted that this may slightly overestimate housing cost.

Chart B-13: Owner-Occupied Unit Values by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

The ZHVI tracks a variety of types of owner-occupied housing units, including both single-family homes and condominiums. Table B-36 provides a breakdown of the ZHVI by housing type and size between 2010 and 2020. In total, housing value has increased by about 127.20 percent between 2010 and 2020. Two-bedroom units in particular have seen a relatively high increase in value by about 146.30 percent during the period. As of 2020, the highest value housing type in Oakland is a five-plus bedroom housing unit at $1,563,444.

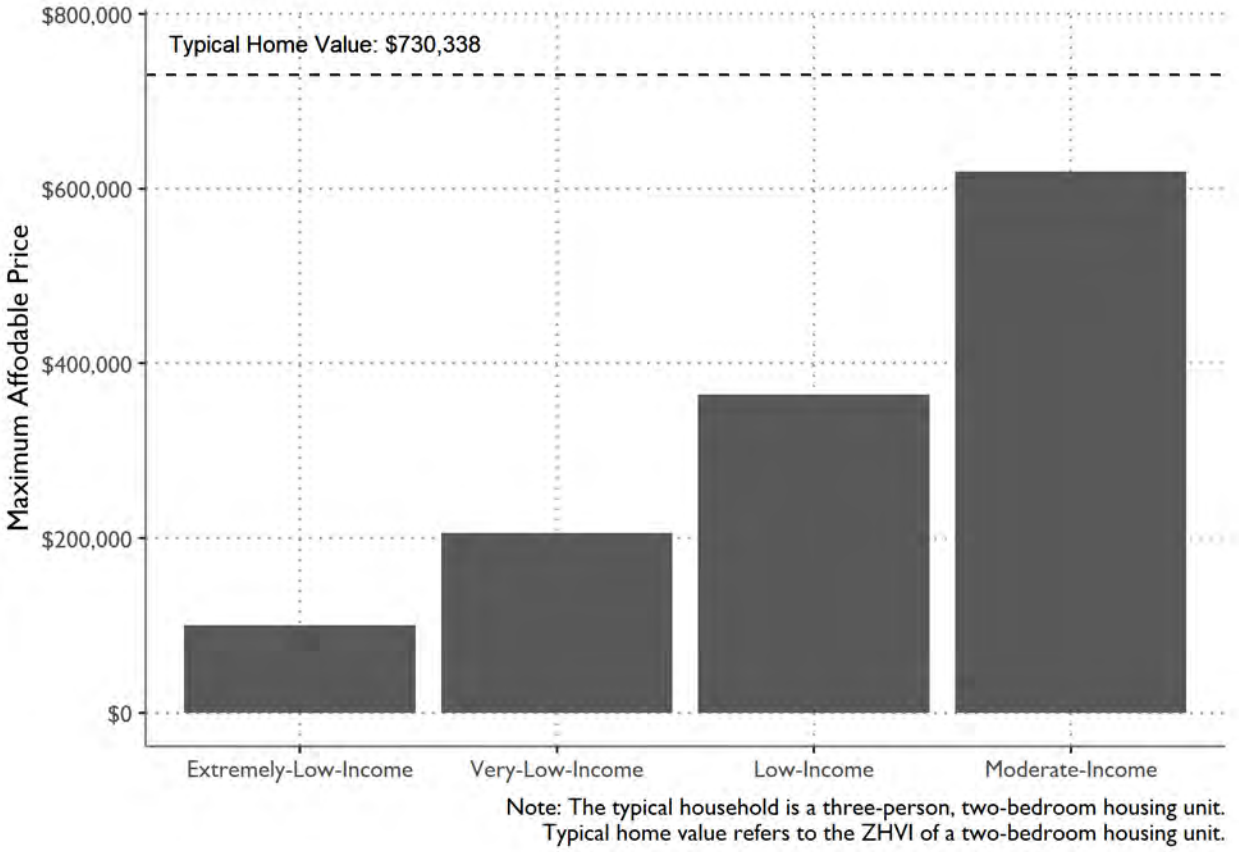
Table B-36: Oakland Zillow Home Value Index (ZHVI), 2010 - 2020

Housing Type	*December 2010 ZHVI*	*December 2020 ZHVI*	*Percent Change (2010 – 2020)*
Single-Family	393,624	903,784	**129.60%**
Condo	303,492	663,528	**118.60%**
1 Bedroom	238,093	573,501	**140.90%**
2 Bedroom	296,481	730,338	**146.30%**
3 Bedroom	436,005	966,329	**121.60%**
4 Bedroom	619,683	1,325,654	**113.90%**
5+ Bedrooms	638,487	1,563,444	**144.90%**
Total	**373,381**	**848,356**	**127.20%**

Source: Zillow Home Value Index, December 31, 2010 and December 31, 2020

Given the ZHVI estimates provided in Table B-36 and housing affordability levels from Table B-35 it is apparent that no lower-income household can afford a home at an appropriate size. Some larger households may be able to afford units that have fewer bedrooms, which would lead to overcrowding. For instance, a three-person moderate-income household would be able to afford a $620,105 unit, which would be sufficient to purchase only a one-bedroom unit per the ZHVI. This demonstrates an affordability gap for lower-income households in the city, as such households generally would not be able to afford to buy a home without significant subsidy. Increased housing production for a range of housing types would also help to increase affordability, but this analysis shows that housing in a market like that of the Bay Area is only generally affordable to moderate- or higher-income households. Chart B-14 visualizes the affordability gap for the typical household, which is defined as a three-person household living in a two-bedroom housing unit.

Chart B-14: Ownership Affordability Gap for the Typical Household, 2021



Source: Zillow Home Value Index, December 31, 2020; Dyett & Bhatia, 2021

RENTER COSTS

In 2019, according to ACS estimates provided by ABAG-MTC, the median contract rent in Oakland was $1,345. According to the Census, contract rent is the monthly rent agreed upon regardless of any furnishings, utilities or services that may be included. Data regarding contract rent excludes units for which no cash rent is paid. Table B-37 illustrates that rent in Oakland is significantly lower than in the county and in the Bay Area during the same year. Rents in Oakland experiences increases between the 2009 and 2015 period, increasing by about 16.5 percent. This is lower from the county and Bay Area, which saw median contract rent increases by 19.4 percent and 20.4 percent,

respectively. However, between 2015 and 2019 rent costs spiked in Oakland—increasing by about 26.4 percent—while the county and Bay Area saw even more dramatic increases, 30.9 percent, and 28.4 percent respectively.

Table B-37: Median Contract Rent[1] by Region, 2009 – 2019

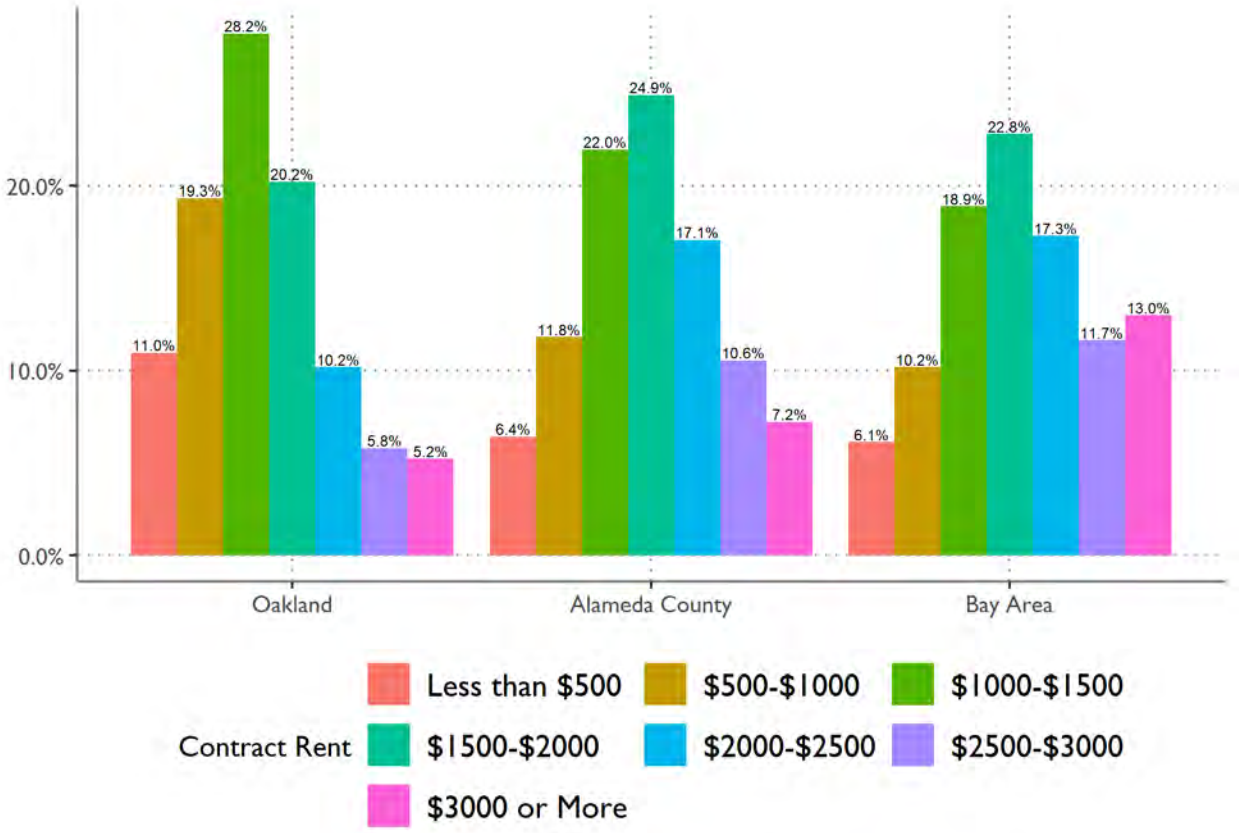
Jurisdiction	*2009 Median Contract Rent*	*2015 Median Contract Rent*	*2019 Median Contract Rent*
Oakland	$913	$1,064	$1,345
Alameda County	$1,083	$1,293	$1,692
Bay Area	$1,196	$1,440	$1,849

1. County and regional counts are weighted averages of jurisdiction median using rental unit counts from the relevant year.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas))

The distribution of contract rent by region is also provided in the ABAG-MTC data workbook. As demonstrated in Chart B-15, most (58.5 percent) renter-occupied units in Oakland have contract rents below $1,500. This differs from the county, where 40.2 percent of units have contract rents below $1,500, and the Bay Area, where 35.2 percent of units are below that threshold. Further, 17.8 percent of the county rental stock and 24.7 percent of the Bay Area rental stock have contract rents above $2,500 while only 11 percent of Oakland's rental stock exceeds that amount. Thus, rents have risen at slower pace in the city than in the surrounding region, and Oakland remains a relatively affordable option for renters when compared to the county or Bay Area.

Chart B-15: Contract Rents for Renter-Occupied Units by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

As rents have risen in the city, it has become increasingly more difficult for lower-income households to afford units in a suitably sized housing unit. Table B-38 provides estimated median monthly gross rents in Oakland by number of bedrooms. Unlike contract rent which is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included; gross rent includes additional costs for utilities and fuels.

Table B-38: Oakland Monthly Gross Rental Rates, 2019

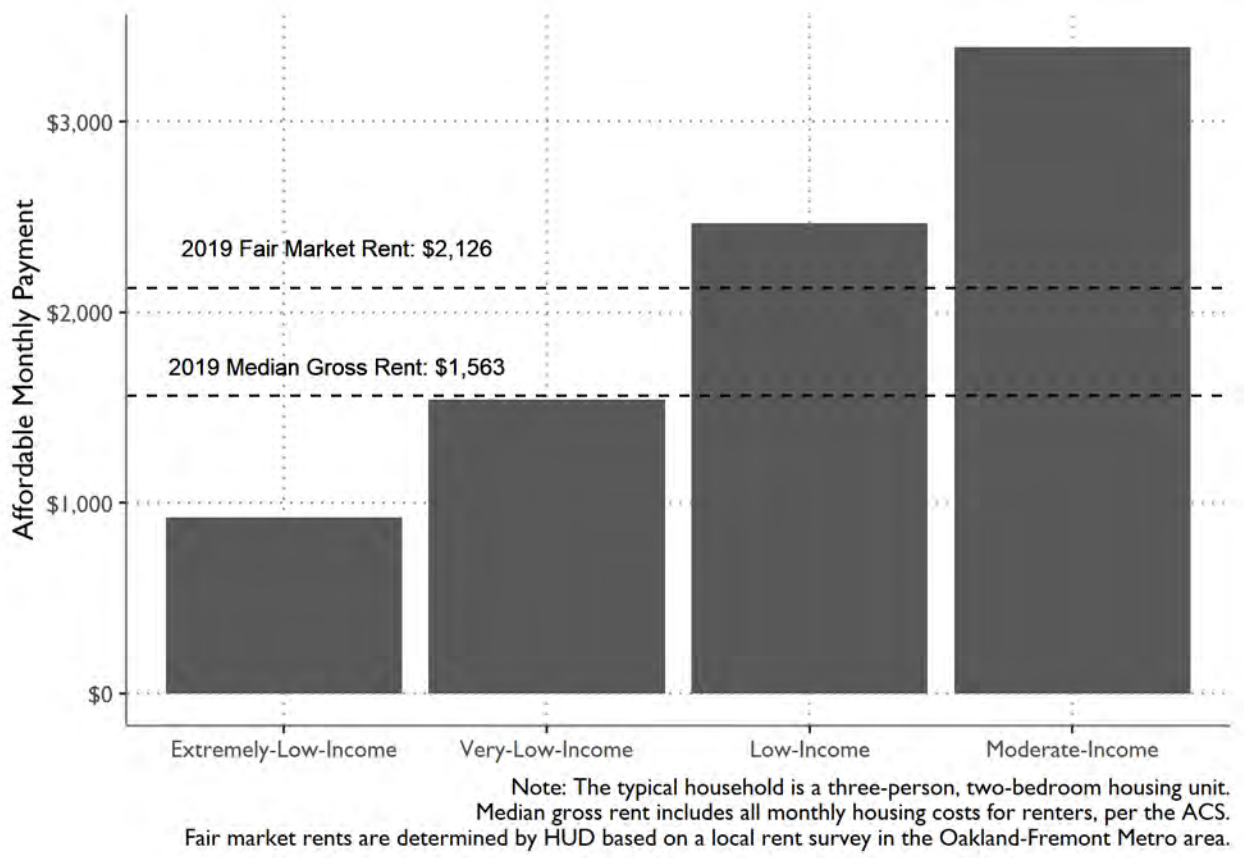
Number of Bedrooms	*2019 Median Monthly Gross Rent*
0	$979
1	$1,328
2	$1,563
3	$1,796
4	$2,095
5 or more	$2,270

Source: American Community Survey 5-Year Data (2015-2019)

According to ACS gross rental estimates (i.e., including utilities and other costs) from Table B-38 above and monthly affordable payments presented in Table B-35, extremely-low-income and very-low-income households in Oakland would not be able to afford to rent an appropriately sized unit.

However, larger extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a studio. A very-low-income three-person household could afford to rent a one-bedroom unit. This mismatch may be one of the causes behind the city's relatively high rate of overcrowding. All other income levels, including low-income households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income and very-low-income household, which may require subsidies to ensure housing affordability.

Chart B-16: Rental Affordability Gap for the Typical Household, 2019



Source: American Community Survey 5-Year Data (2015-2019); HUD, Fair Market Rent, 2019

B.8 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of assisted low-income rental units that are "at risk" of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031 for this Housing Element). The California Housing Partnership (CHP) estimates that there are 12,979 assisted low-income units in Oakland. Table B-39 shows that while most units in Oakland are at low risk of conversion, there are 216 units at moderate risk and 42 units at high risk. The proportion of assisted units facing some level of risk is lower in the city (2.0 percent) than in the county (4.3 percent) the Bay Area region as a whole (5.1 percent). While California Housing Partnership's Preservation Database is the State's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not

include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table B-39: Summary of Assisted Units at Risk of Conversion, 2022

	Oakland[2]		*Alameda County*		*Bay Area*	
Risk Level[1]	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Low	12,721	98.0%	26,150	95.7%	127,484	94.9%
Moderate	216	1.7%	757	2.8%	3,175	2.4%
High	42	0.3%	334	1.2%	2,720	2.0%
Very High	0	0.0%	91	0.3%	919	0.7%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:
   - Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
   - Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
2. Risk levels in Oakland have been modified from CHP's findings to reflect local knowledge – including that the Hotel Oakland is not at risk of conversion to market rate.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at risk of converting to market rate uses to supplement the aggregate numbers provided in Table B-39. The assisted housing inventory is available in Table B-40 below.

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
United Together Manor	9410 MacArthur Blvd	Local	0	17	High	1/26/2025
Lottie Johnson Apartments	970 14th St	HUD	0	25	High	6/30/2023
Hamilton Hotel	2101 Telegraph Ave	Local	0	92	Moderate	9/25/2027
CURA-North	531 24th St	Local	0	17	Moderate	6/14/2031
Effie's House	829 E. 19th St	Local	0	20	Moderate	1/10/2029
Courtyards at Acorn	923 Adeline St	Local	0	87	Moderate	1/3/2031
Hotel Oakland[1]	270 Thirteenth St	HUD	315	315	Low	4/30/2030
Alameda County Comfort Inn	8452 Edes Ave	HCD	0	102	Low	2075
Days Hotel	8350 Edes Ave	HCD	0	138	Low	2075
Town Center at Acorn	1143 10th St	HUD	0	25	Low	8/31/2034
St. Joseph's Family Apartments	1272 26th Avenue	LIHTC	0	61	Low	2067
Ironhorse at Central Station	1801 14th Street	LIHTC; HCD; Local	0	98	Low	12/21/2065
St. Joseph's Senior Apartments	2647 International Boulevard	LIHTC	83	83	Low	2064
MacArthur Transit Village Apartments	3838 Turquoise Way	LIHTC	0	89	Low	2067
460 Grand Avenue Apartments	460 Grand Avenue	LIHTC	0	67	Low	2067
Fruitvale Transit Village Phase IIB	3511 E 12th Street	LIHTC	0	179	Low	2074

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Mandela Gateway	1350 7th Street	LIHTC; CalHFA; Local	0	166	Low	5/16/2060
Percy Abram, Jr. Senior Apartments	1094 Alcatraz Ave	HUD; Local	44	44	Low	8/24/2061
Irene Cooper Manor	1218 2nd Ave	HUD; Local	40	40	Low	3/23/2041
SOUTHLAKE TOWER	1501 Alice St	HUD; CalHFA; Local	130	130	Low	2/21/2058
Harrison Street Senior Housing	1633 Harrison Street	LIHTC; HUD	72	72	Low	2066
J. L. RICHARD TERRACE	250 E. 12th Street	HUD	80	80	Low	8/31/2028
Westlake Christian Terrace East	251 28th Street	LIHTC; HUD; HCD	0	198	Low	2068
Westlake Christian Terrace West	275 28th Street	LIHTC; HUD	0	199	Low	2072
Bancroft Senior Homes	5636 Bancroft Avenue	HUD	60	60	Low	6/30/2041
Sojourner Truth Manor	5815 Martin Luther King Jr Way	HUD	87	87	Low	3/20/2044
Sister Thea Bowman Manor	6400 San Pablo Ave	HUD; Local	55	55	Low	12/12/2037
St. Mary's Gardens	801 10th St	HUD	0	100	Low	6/30/2030
Clifton Hall	5276 Broadway	HCD	0	63	Low	2075
Cathedral Gardens	618 21st Street	LIHTC; CalHFA	0	99	Low	2059
Madison Park Apartments	100 9th Street	LIHTC; HCD; Local	0	96	Low	2072
1110 Jackson	1110 Jackson Street	LIHTC	0	70	Low	2068
Oakland Point , L.P.	1448 10th Street	LIHTC; HCD; Local	0	31	Low	12/21/2055

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Noble Tower Apartments	1515 Lakeside Drive	LIHTC; HUD; CalHFA	0	194	Low	2073
Marcus Garvey Hismen Hin-Nu (Site A)	1769 Goss Street	LIHTC; HCD; Local	0	111	Low	2069
San Pablo Hotel	1955 San Pablo Avenue	LIHTC; HCD	142	142	Low	12/17/2073
Drasnin Manor Apartments	2530 International Blvd	LIHTC; HCD; Local	0	25	Low	2067
Oak Park Apartments	2618 East 16th Street	LIHTC; HCD; Local	0	34	Low	11/30/2059
Frank G Mar Apartments	283 13th Street	LIHTC	0	117	Low	2074
Seven Directions	2946 International Boulevard	LIHTC; HCD; Local	0	35	Low	10/1/2063
California Hotel	3501 San Pablo Avenue	LIHTC; CalHFA; HCD	0	135	Low	3/13/2067
Fruitvale Transit Village II-A (aka Casa Arabella)	3611 East 12th St.	LIHTC	0	92	Low	2071
Madrone Hotel	477 8th Street	HCD; Local	0	32	Low	2069
Slim Jenkins Court	700 Willow St	Local	0	13	Low	2021
			0			
Swan's Market Hall Apartments	918 Clay Street	LIHTC; CalHFA	0	17	Low	2053
Jack London Gateway Senior Housing	989 Brush Street	LIHTC; Local	60	60	Low	6/30/2064
The Altenheim Senior Housing, Phase 2	1720 MacArthur Blvd.	LIHTC	80	80	Low	2064

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Altenheim Senior Housing	1720 MacArthur Boulevard	LIHTC; HCD; Local	92	92	Low	1/31/2062
Allen Temple Arms III	10121 E. 14th St	HUD; Local	49	49	Low	3/1/2042
Allen Temple Arms II	1388 81st Ave	HUD	51	51	Low	9/1/2027
Allen Temple Manor	7607 International Boulevard	HUD	24	24	Low	12/31/2040
Allen Temple	8135 International Blvd	HUD	75	75	Low	5/31/2022
Santana Apartments	2220 10th Avenue	LIHTC	0	30	Low	
Hamilton Apartments	510 21st Street	LIHTC	0	92	Low	2051
Brooklyn Basin Family Housing Project 1_9% & 4%	101 10th Avenue	LIHTC	0	100	Low	2072
Brooklyn Basin Senior Housing Project 2	280 8th Avenue	LIHTC	109	109	Low	2072
Foon Lok West	311 9th Avenue	LIHTC	0	129	Low	2074
Tassafaronga Village Phase 2	1001 83rd Avenue	LIHTC; HCD	0	19	Low	5/6/2066
Chestnut Linden Court	1060 West Grand Ave.	LIHTC	0	149	Low	2057
Linden Court Rental	1089 26th St	Local	0	79	Low	8/13/2057
Keller Plaza Apartments	5321 Telegraph Avenue	LIHTC; HUD	0	167	Low	2066
Oak Grove North & South	620 17th Street	LIHTC	0	149	Low	2072
Foothill Family Apartments	6946 Foothill Blvd.	LIHTC	0	64	Low	2057

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Tassafaronga Village Phase 1	930 84th Ave	LIHTC; HCD; Local	0	136	Low	2/10/2066
Coliseum Gardens Phase II aka Lion Creek Crossings	6615 Leona Creek Dr	LIHTC; CalHFA; HCD	128	145	Low	10/11/2062
Lion Creek Crossings Phase V	6710 Lion Way	LIHTC	0	127	Low	2068
Lion Creek Crossings fka Coliseum Gardens Phase I	6818 Lion Way	LIHTC; CalHFA; HCD; Local	0	114	Low	1/23/2064
Lion Creek Crossings, Phase IV	6888 Lion Way	LIHTC; HCD	0	71	Low	12/27/2067
Lion Creek Crossings Phase III	928 66th Avenue	LIHTC; CalHFA; HCD	0	105	Low	1/23/2064
Drachma Housing	1029 Campbell Street	LIHTC	0	19	Low	2057
1701 Martin Luther King Jr. Way	1701 Martin Luther King Jr. Way	LIHTC	0	25	Low	2067
Embark Apartments	2126 Martin Luther King Jr. Way	LIHTC; HCD	0	61	Low	2071
Northgate Apartments	2301 Northgate Avenue	LIHTC; Local	0	41	Low	11/15/2058
Vernon Street Housing, Inc.	269 Vernon St	HUD; Local	0	12	Low	5/7/2036
Eldridge Gonaway Commons	275 East 12th Street	LIHTC; HUD	0	39	Low	2067
Empyrean Harrison Renovation (Site A)	344 13th St.	LIHTC; HCD	0	146	Low	2072
Fox Courts	555 19th Street	LIHTC; HCD; Local	0	79	Low	1/28/2065
Stanley Avenue Apartments	6006 International Blvd.	LIHTC; CalHFA; HCD	0	23	Low	2057

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
International Blvd. Family Housing Initiative	6600 International Blvd.	LIHTC	0	29	Low	2053
Eastmont Court	6850 Foothill Blvd	HUD; Local	0	18	Low	3/22/2064
Clinton Commons	720 East 11th Street	LIHTC; CalHFA	0	54	Low	2066
Coliseum Place	905 72nd Avenue	LIHTC; HCD	0	58	Low	2073
Oak Street Terrace	1109 Oak Street	LIHTC; Local	38	38	Low	2058
Adeline Street Lofts	1131 24th Street	LIHTC; Local	0	37	Low	2056
Lakeside Senior Apartments	116 E. 15th Street	LIHTC; HCD	91	91	Low	2068
St. Patrick's Terrace	1212 Center St	HCD; HUD	65	65	Low	12/23/2064
Camino 23	1233 23rd Ave.	LIHTC; HCD	0	36	Low	9/23/2075
Jefferson Oaks Apartments (Site A)	1424 Jefferson Street	LIHTC; CalHFA; HCD	0	101	Low	2066
Madison Apartments	160 14th Street	LIHTC; HCD; Local	0	78	Low	9/30/2063
Homes Now in the Community	1800 Linden St	HUD	0	10	Low	3/31/2031
The Orchards on Foothill	2719 Foothill Boulevard	LIHTC; Local	64	64	Low	11/30/2063
Valdez Plaza	280 28th St	HUD	0	150	Low	8/31/2026
Linda Glen	32 Linda Ave	HUD	0	40	Low	9/30/2025
St. Andrew's Manor	3250 San Pablo Ave	HUD; HCD	59	59	Low	9/25/2068

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
3268 San Pablo	3268 San Pablo Avenue	LIHTC; HCD	0	50	Low	2073
Beth Asher	3649 Dimond Ave	HUD	50	50	Low	9/30/2026
Fairmount Apartments	401 Fairmount Avenue	LIHTC; CalHFA	0	30	Low	2065
Redwood Hill Townhomes	4856 Calaveras Ave.	LIHTC	0	27	Low	2070
Otterbein Manor	5375 Manila Ave	HUD	0	39	Low	7/31/2024
Satellite First Communities	540 21st Street	LIHTC; HUD	0	345	Low	2066
Merritt Crossing	609 Oak Street	LIHTC; CalHFA	69	69	Low	2066
Kenneth Henry Court	6455 Foothill Blvd	LIHTC; HCD; Local	0	50	Low	2066
Las Bougainvilleas	1223 37th Ave	HUD; Local	67	67	Low	4/1/2038
Posada de Colores Apartments	2221 Fruitvale Avenue	LIHTC; HUD	99	99	Low	2071
Casa Velasco	3430 Foothill Blvd.	LIHTC; HUD; Local	20	20	Low	2058
Bishop Roy C. Nichols fka Downs Senior Housing	1027 60th Street	LIHTC	16	16	Low	2057
Oakland International	10500 International Blvd.	LIHTC	0	321	Low	2072
City Towers	1065 8th Street	LIHTC; HUD	0	229	Low	2058
Oakland 34	10920 MacArthur Boulevard	LIHTC	0	32	Low	2068

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
BETH EDEN HOUSING DEVELOPMENT	1100 Market St	HUD	54	54	Low	12/31/2035
LakeHouse Commons Affordable Apartments	121 E. 12th Street	HCD	0	90	Low	2071
Lakemount Apartments	136 E. 12th St	HUD	0	66	Low	7/31/2036
Coit Apartments	1445 Harrison Street	LIHTC; HCD	0	105	Low	2050
Oak Center Towers	1515 Market Street	LIHTC; HUD	0	195	Low	2060
Rose of Sharon Homes	1600 Lakeshore Avenue	LIHTC; HUD	0	142	Low	2061
Oak Center I Apartments	1601 Market St	LIHTC; HUD	0	76	Low	2069
Lake Merritt Apartments	1714 1st Ave	LIHTC; HUD; Local	55	55	Low	2071
Villa Oakland	2116 Brush St	LIHTC	0	104	Low	2075
Piedmont Apartments	215 West MacArthur Boulevard	LIHTC	0	247	Low	2066
Baywood Apartments	225 41st Street	LIHTC; HUD; CalHFA	76	76	Low	2058
East Side Arts and Housing	2285 International Blvd	Local	0	16	Low	2/8/2062
Lincoln Court Senior Housing	2400 MacArthur Blvd.	LIHTC; HCD; Local	81	81	Low	1/16/2062
United Seniors Housing at the Eastmont Town Center	2520 Church Street	LIHTC	68	68	Low	2061
San Pablo Suites	2551 San Pablo Avenue	LIHTC	0	43	Low	2047

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
E.E. Cleveland Manor	2611 EC Reems Court	LIHTC; HUD	53	53	Low	2071
Gatewood Commons	2700 Alvingroom Court	LIHTC	0	118	Low	2052
East Bay Transit Homes	2787 79th Ave	HUD	0	12	Low	6/30/2036
North Oakland Senior Housing	3255 San Pablo Avenue	LIHTC; Local	64	64	Low	7/31/2058
Mark Twain Senior Community Center	3525 Lyon Avenue	LIHTC; Local	102	105	Low	2051
Rising Oaks (aka Emancipation Village)	3800 Coolidge Avenue	HCD	0	30	Low	4/1/2069
Coolidge Court	3850 Coolidge Avenue	HUD	0	18	Low	8/31/2038
St. Marks Apartments	392 12th Street	LIHTC; HUD	0	100	Low	2070
Harp Plaza	430 28th Street	LIHTC; Local	0	20	Low	2049
NOVA Apartments	445 30th Street	LIHTC	0	56	Low	2073
Uptown Apartments	500 William Street	LIHTC	0	135	Low	2063
Adcock Joyner Apartments	532 16th Street	LIHTC; HCD; Local	0	49	Low	2074
Providence House Oakland	540 23rd Street	LIHTC; HUD	0	40	Low	2070
Temescal Apartments	5406 Telegraph Avenue	HCD	0	6	Low	6/17/2060
Northgate Terrace Apartments	550 24th Street	LIHTC; HUD	0	199	Low	2069
Brookfield Place Apartments	555 98th Avenue	LIHTC	0	57	Low	2063
Oaks Hotel	587 15th St	Local	0	85	Low	5/4/2040

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Aztec Hotel	587 8th Street	HCD; Local	0	57	Low	1/13/2042
Granite Pointe Apartments	6311 Foothill Boulevard	CalHFA	0	54	Low	2/22/2037
Civic Center 14 TOD	632 14th Street	LIHTC; HCD	0	39	Low	9/25/2074
The Claridge Hotel Ridge Hotel	634 15th Street	LIHTC	0	198	Low	2048
C.L. Dellums Apartments	644 14th Street	LIHTC	0	72	Low	2068
Aurora Apartments	657 W. MacArthur Boulevard	LIHTC	0	43	Low	2073
James Lee Court (Dignity House)	690 Fifteenth Street	HCD; Local	0	25	Low	3/13/2090
MORH I Housing	741 Filbert St.	LIHTC; HUD	0	125	Low	2069
Oak Village Apartments	801 14th Street	LIHTC; CalHFA	0	116	Low	2058
Coliseum Connections	801 71st Ave.	LIHTC; HCD	0	55	Low	9/29/2075
Oak Center Homes	850 18th Street	LIHTC; HUD	0	88	Low	2066
94th and International Apartments	9400 International Blvd	LIHTC	0	58	Low	2069
95th & International Apartments	9409 International Boulevard	LIHTC	0	54	Low	2074
MacArthur Apartments	9800 MacArthur Blvd.	LIHTC; CalHFA	0	31	Low	2067
Garden Villas fka Garden Manor	9914 99th Avenue Court	LIHTC	0	71	Low	2063
MacArthur Studios	4311 & 4317 MacArthur Blvd	LIHTC	0	191	Low	2075

Table B-40: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Oakland Homekey 4	3270 Telegraph Ave	HCD	0	21	Low	2075
Project Reclamation	15 properties, scattered site**	HCD	0	89	Low	2075
Hugh Taylor House	1935 Seminary Avenue	HCD; Local	0	42	Low	11/10/2043
		Total Units	**2,967**	**12,979**		
		Units At-Risk	**0**	**258**		

1. According to the Oakland Housing Authority, this property is not at risk of conversion to market rate housing.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

COST ANALYSIS

State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments."[6] The typical development cost of affordable housing projects in Oakland is about $553,121 per unit, based on average projected development costs per unit provided in recent California Tax Credit Allocation Committee (TCAC) project tax credit applications; see Table B-41. If the 258 units identified as facing some level of risk converted to market rate housing during the 10-year period were to be replaced, the total replacement cost would be about $142,705,218.

Table B-41: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost[1]*
Posada de Colores Apartments	2017	$298,295
E.E. Cleveland Manor	2017	$276,427
Fruitvale Transit Village II-A	2017	$566,418
Lake Merritt Apartments	2017	$483,393
Camino 23	2017	$649,002
Embark Apartments	2017	$514,918
San Pablo Hotel	2018	$305,768
Westlake Christian Terrace West	2018	$336,289
Brooklyn Basin Family Housing Project 1_4%	2018	$673,804
Brooklyn Basin Family Housing Project 1_9%	2018	$679,952
Empyrean Harrison Renovation	2018	$437,971
Madison Park Apartments	2018	$407,128
Oakland International	2018	$340,026
Brooklyn Basin Senior Housing Project 2	2018	$559,155
Oak Grove North & South	2018	$526,932
3268 San Pablo	2019	$688,757
NOVA Apartments	2019	$681,880
Coliseum Place	2019	$892,262
Noble Tower Apartments	2019	$593,324
Aurora Apartments	2019	$830,236
Granite Pointe Apartments	2019	$349,068
LakeHouse Commons Affordable Apartments	2020	$688,838
Foon Lok West	2020	$757,052
Frank G Mar Apartments	2020	$512,004
Adcock Joyner Apartments	2020	$343,689
95th & International Apartments	2020	$714,604

[6] Planning and zoning: housing element: rezoning of sites: prohousing local policies, Assembly Bill 1398 (Cal. 2021).

Table B-41: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Baywood Apartments	2020	$697,624
Fruitvale Transit Village Phase IIB	2020	$682,577
Average		**$553,121**

1. Derived from stated "true cash per unit cost" or "effective per unit costs", where applicable, in TCAC project applications.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020

The cost of preservation for the typical affordable housing project can be estimated by finding the difference between fair market rent and affordable rent. As shown in Table B-35, the affordable monthly rental payment for an extremely-low-income, four-person household and a very-low-income, four-person household in Oakland is $1,028 and $1,713 respectively. In fiscal year 2021, the HUD Fair Market Rent (FMR), or gross rent estimate, in the Oakland-Fremont, CA HUD Metro FMR area for a three-bedroom unit was $3,196. The difference between these two prices is the "affordability gap," which is about $2,168 and $1,483 for the two income levels in Oakland. Given the affordability gap for extremely-low-income households, the total cost of preserving all 258 at-risk units (assuming they are all extremely-low-income units) would be approximately $559,344 per month or $6,712,128 per year. This translates to a cost of $67,121,280 over the 10-year period, or $260,160 per unit. Thus, preservation costs in Oakland are significantly lower than replacement costs.

RESOURCES FOR PRESERVATION

There are two primary resources available for preserving at-risk units – public agencies, nonprofit housing corporations, and tenant groups; and public financing or subsidy programs. California HCD maintains a current list of all "qualified entities" across the state, which are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of affordable housing developments. Table B-42 provides the list of all qualified entities for Alameda County. The City would work with these organizations to preserve the housing units in danger of conversion. Additional housing resources, including funding sources, that the City utilizes are discussed further in Appendix E.

Table B-42: Qualified Entities in Alameda County

Qualified Entity	*City*	*Contact*
Housing Authority of City of Alameda	Alameda	(510) 747-4300
Housing Authority of the City of Livermore	Livermore	(925) 447-3600
Housing Authority of County of Alameda	Hayward	(510) 538-8876
Affordable Housing Associates	Berkeley	(510) 647-0700
East Bay Asian Local Development Corporation	Oakland	(510) 287-5353
Community and Economic Development Agency	Oakland	(510) 238-3502
Bay Area Community Services	Oakland	(510) 499-0365
Satellite Affordable Housing Associates	Berkeley	(510) 647-0700
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6712
Northern California Land Trust, Inc.	Berkeley	(510) 548-7878
Alameda County Allied Housing Program	Hayward	(510) 670-5404
ROEM Development Corporation	Santa Clara	(408) 984-5600

Table B-42: Qualified Entities in Alameda County

Qualified Entity	*City*	*Contact*
Alameda Affordable Housing Corporation	Alameda	(510) 747-4343
Housing Authority of the City of Alameda	Alameda	(510) 747-4343

Source: HCD, May 2021

Appendix C: Sites Inventory

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This appendix presents the inventory of sites suitable for residential development in Oakland to meet the 2023-2031 Regional Housing Needs Allocation (RHNA), as determined by the State Department of Housing and Community Development (State HCD), and summarized in Chapter 3. The sites inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA; and
- Opportunity sites where additional development could occur.

The following sections explore the capacity of these two major groups, as well as the various subgroups contained within each. The complete Housing Sites Inventory (Inventory) is included at the end of this appendix (see Table C-26), as well as a map of sites identified in the Inventory (see Figure C-1).

The RHNA is a critical component of State housing law that mandates all California cities and counties plan for the housing needs of its residents. Under the RHNA mandate, State HCD, in collaboration with the Association of Bay Area Governments (ABAG), first determines the total number of new homes the nine-county Bay Area needs, and how affordable those homes need to be, in order to meet the housing needs of people at all income levels. For the planning period running from January 31, 2023, to January 31, 2031, State HCD determined that the Bay Area region must plan for 441,176 new housing units. After receiving this regional determination, ABAG was responsible for developing a RHNA Methodology for distributing a share of the region's housing need to each city and county in the region. The RHNA Methodology must meet five objectives specified in State law, which include promoting infill development and socioeconomic equity, promoting improved intraregional jobs-housing relationships, and affirmatively further fair housing. The RHNA Methodology also must be consistent with the forecasted development pattern from Plan Bay Area 2050.

In accordance with Government Code Section 65584, the final RHNA plan was adopted by ABAG's Executive Board on December 16, 2021 and was approved by State HCD on January 27, 2022.[1] The RHNA plan distributes regional housing need across jurisdictions by the following income categories:

- Very-low-income - less than 50 percent of the county median income.
- Low-income - between 51 and 80 percent of the county median income.
- Moderate-income - between 81 and 120 percent of the county median income.

[1] More information on the Bay Area RHNA process is available on ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation. The Final RHNA Plan is available at the following link: https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf

- Above-moderate-income - greater than 120 percent of the county median income.

The 2023-2031, or 6th cycle, RHNA identifies an overall need of 26,251 new units in Oakland, a nearly 77.8 percent increase from the prior cycle's allocation of 14,765 new units. Oakland's RHNA is about 6.0 percent of the nine-county Bay Area allocation of 441,176 units. The region's total RHNA increased by nearly 135.0 percent since the previous cycle, partly due to changes in methodology that now address existing needs such as housing cost burdens, overcrowding, and vacancy. The increase in Oakland's RHNA is mostly driven by the overall regional increase, although a smaller portion is due to the 6th Cycle RHNA methodology's emphasis on proximity to jobs and higher resource areas,[2] as well as the share of future growth projected by Plan Bay Area.[3] To meet the 6th cycle RHNA, Oakland would need to produce an average of 3,281 units annually.

Table C-1 shows the income breakdown of the RHNA. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need, or about 3,256 units during the planning period.

Table C-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

To meet "no net loss" requirements, an additional 15 percent buffer beyond the RHNA is assumed in each income category (see Table C-1). No net loss requirements (Government Code Section 65863) ensure that adequate sites are maintained throughout the planning

[2] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

[3] The Final Plan Bay Area 2050, adopted by MTC-ABAG on October 21, 2021, is the region's official long-range plan. More information on Plan Bay Area 2050 is available at the following link: https://www.planbayarea.org/finalplan2050

period to accommodate the remaining RHNA by income category. To ensure that sufficient capacity exists throughout the planning period, State HCD recommends that jurisdictions create a buffer of at least 15 percent more capacity than required or project site capacity at less than the maximum density to allow for some reductions in density at a project level. The City is employing a combination buffer and reduced capacity strategy to remain compliant with no net loss provisions.

C.1 Sites Inventory Overview

Oakland's 2023-2031 Housing Sites Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. Total capacity is derived from both site-specific approaches—including pipeline projects and opportunity sites—as well as non-site-specific projections of accessory dwelling units (ADUs), discussed further below. In addition to providing adequate capacity to meet the RHNA, a buffer of at least 15.0 percent was identified in each income category to ensure that the City can meet the no net loss requirement pursuant to State law. See Table C-2 below for a summary of Oakland's residential capacity and ability to accommodate the 2023-2031 RHNA. The complete 2023-2031 Inventory is provided in Table C-26 at the end of the appendix and in Figure C-1 below.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Sites included in the inventory reflect those that are most likely to develop during the planning period; as the development potential of sites newly made available by one of these rezoning efforts is difficult to project, these new sites are not considered as part of this inventory.

Table C-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

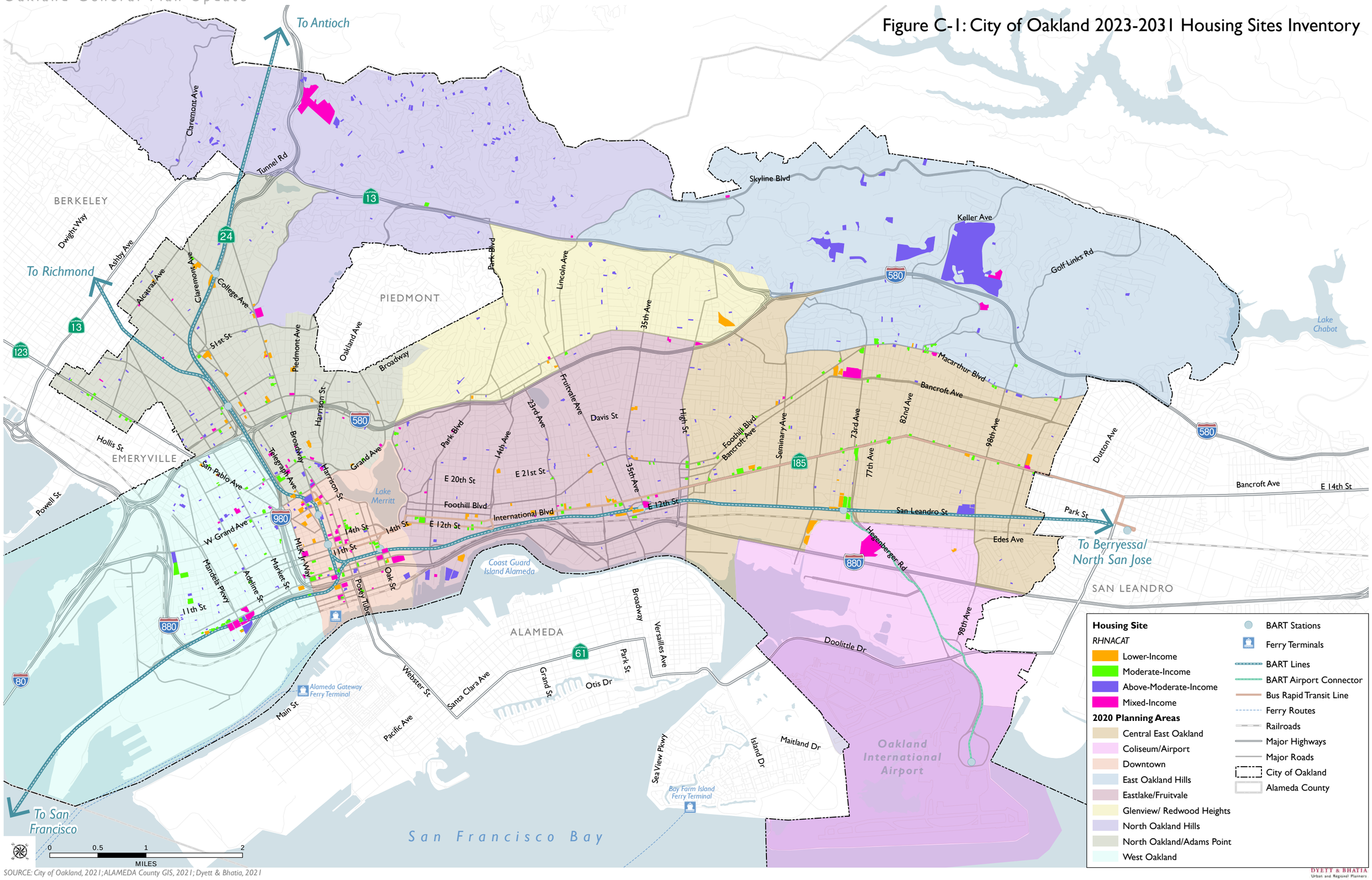
	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,985	1,936	760	9,718	**14,399**
Pipeline Projects	*1,213*	*1,244*	*166*	*9,716*	*12,339*
Projected ADUs	*692*	*692*	*594*	*0*	*1,978*
Adequate Sites Alternative	*80*	*0*	*0*	*2*	*82*
Potential Development Projects	386	1,480	211	6,525	**8,602**
Vacant	*225*	*874*	*27*	*1,832*	*2,958*
Non-Vacant	*161*	*606*	*184*	*4,693*	*5,644*
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	*592*
Non-Vacant		*691*	*3,229*	*685*	*4,605*
New Opportunity Sites		5,361	980	1,735	**8,076**
Vacant		*142*	*200*	*0*	*342*
Non-Vacant		*5,219*	*780*	*1,735*	*7,734*
Total Capacity		**11,862**	**5,746**	**18,666**	**36,274**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,601**	**1,289**	**7,133**	**10,023**
		(115.6%)	**(128.9%)**	**(161.8%)**	**(138.2%)**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure C-1: City of Oakland 2023-2031 Housing Sites Inventory



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, it should be noted that increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan (Chapter 4). This includes investments in new affordable housing projects, which can help reduce displacement pressures in those neighborhoods and allow long-time residents to remain in their communities. As discussed in Chapter 3, community feedback regularly expressed the opinion that existing Oakland residents may want to remain in their current neighborhoods and may not want to relocate to higher-resource areas that may not provide resources available in ethnic enclaves such as culturally specific grocery stores, churches, and other neighborhood amenities. Therefore, efforts to increase access to exclusive neighborhoods should also be paired with investing in and preserving the culture in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Efforts taken to ensure that the Inventory remains compliant with the City's AFFH mandate are described further in Section C.4 below.

C.2 Credit Towards RHNA

Before identifying the availability of land to accommodate the city's 6thth Cycle RHNA, State HCD Guidance provides that the RHNA can be accommodated by looking at both projects that are currently in the development pipeline and by considering alternative means of meeting the RHNA.

Projects that have been approved, permitted, or receive a Certificate of Occupancy during the projection period (June 30, 2022 to December 15, 2030) can be credited toward the 6th cycle RHNA. It should be noted that the projection period differs from the planning period – while the planning period is the time between housing element due dates, the projection period is the time period for which the regional housing need is calculated.

According to State HCD, in order to credit units that are affordable to very-low-, low-, and moderate-income households toward the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following:

- Actual sales prices;
- Actual rents; or
- Subsidies, financing, or other mechanisms that ensure affordability (e.g., the development used funding from the state Multifamily Housing Program, federal HOME program, or low-income housing tax credits).

Pursuant to Government Code Section 65583.1, a variety of alternative methods may also be used to satisfy the RHNA. This includes projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households. This section discusses the capacity of each method to credit residential development towards the RHNA, summarized in Table C-3 below.

Table C-3: Credit Towards the 2023-2031 RHNA

	Very-Low-Income	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Pipeline Projects	1,213	1,244	166	9,716	12,339
Projected ADUs	692	692	394	0	1,978
Adequate Sites Alternative	80	0	0	2	82
Total Credits	**1,985**	**1,936**	**760**	**9,718**	**14,399**
Remaining Housing Need	**4,526**	**1,814**	**3697**	**1,815**	**11,852**

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

PIPELINE PROJECTS

Pipeline projects are those projects that have already received an approved planning permit; have not yet applied for a building permit, are currently seeking a building permit, or have already received an approved building permit; and will likely be completed during the projection period. Where there are pipeline projects located on Inventory sites, actual proposed densities and affordability levels are reflected. Unit affordability levels within a project are proposed by the developer and then reviewed by both the Planning and Building Department and Oakland HCD to assess whether the unit mix conforms with State law and local regulations, as related to density bonus projects. Other projects that have applied for planning approval, submitted a pre-application, or are otherwise under review are discussed as opportunity sites below.

Pipeline projects are spread across the city, with the majority of new capacity in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. See Figure C-2 for the location and affordability of these pipeline projects. The affordability of pipeline units was determined based on the affordability levels or projected rents specified on the project proposal as approved by the City. Approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. Table C-4 below provides information on each pipeline project that have received entitlements but have not yet applied for a building permit, Table C-5 provides information on pipeline projects that have received entitlements and are actively seeking a building permit or have been issued a permit, and Table C-6 provides a summary of the residential capacity of one- and two-unit pipeline projects. The full list of one- and two-unit pipeline projects is available in the full Inventory in Table C-26.

The status of pipeline projects is pulled directly from the City's Accela permitting system. Projects designated "Approved-Pending Appeal" should be considered approved, as Oakland's appeal period is only ten days after issuance – this designation is maintained to retain consistent with the City's records. Expected completion dates are estimates provided by Planning staff based on typical project timelines.

Table C-4: Pipeline Projects Capacity, Planning Permits

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	12/31/2022	0	15	44	1	0
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	12/31/2022	0	2	0	0	43
PLN17281	Approved	12/11/2018	601 MACARTHUR BLVD, Oakland, CA 94610	023 042700100, 023 042700200, 023 042700803	12/31/2022	0	0	0	0	25
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	12/31/2022	0	49	0	1	0
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	12/31/2022	0	0	0	0	3
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	12/31/2022	0	0	0	0	4
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	12/31/2022	0	0	0	0	4
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	12/31/2022	0	0	0	0	3
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	12/31/2022	0	0	0	0	3
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	12/31/2022	0	0	0	0	3

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041 415301302	12/31/2023	0	58	0	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012 096400700, 012 096400400, 012 096400500, 012 096400600	12/31/2023	0	38	38	1	0
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025 071900701	12/31/2023	0	47	28	1	0
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012 100001500	12/31/2023	0	0	0	0	21
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007 059400504	12/31/2023	0	0	0	0	3
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028 090902400	12/31/2023	0	0	0	0	3
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038 317708400, 038 317708500	12/31/2023	0	0	0	0	3
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009 068904001	12/31/2023	0	0	0	0	4
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008 062403500, 008 062403600	12/31/2023	0	7	0	0	161
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005 043301805, 005 043301806	12/31/2023	0	0	12	0	75
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047 550904400	12/31/2024	0	0	69	0	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	12/31/2024	0	0	0	0	395
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	12/31/2024	0	0	0	0	223
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	12/31/2024	0	0	0	11	97
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	12/31/2024	0	3	0	0	35
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	12/31/2024	0	0	60	0	0
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	12/31/2024	0	0	0	0	12
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	12/31/2024	0	0	0	0	8
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	12/31/2024	0	30	44	0	1
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	12/31/2024	0	0	0	0	9
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	12/31/2024	0	1	0	0	10

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	12/31/2024	0	0	4	0	36
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	12/31/2024	0	0	1	0	10
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	12/31/2025	0	12	0	0	263
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	12/31/2025	0	0	0	0	20
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	12/31/2025	0	3	0	0	51
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	12/31/2025	1	0	0	0	15
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	12/31/2025	0	0	0	0	10
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	12/31/2025	0	0	5	0	23
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	12/31/2025	0	0	0	1	9
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	12/31/2025	0	0	3	0	24
PLN15378-PUDF03	Approved	11/29/2021	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	74

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN15378-PUDF04	Approved	11/29/2021	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	38
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	12/31/2025	0	0	1	0	8
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	12/31/2025	0	85	0	0	947
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	12/31/2025	0	0	0	0	12
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	12/31/2025	0	0	0	0	10
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	12/31/2026	0	0	0	0	307
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	12/31/2026	0	0	0	0	380
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	12/31/2026	79	11	148	2	522
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800400, 032 210800500,	12/31/2026	0	108	1	0	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
				032 210802900, 032 210802801						
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008 062503200, 008 062503401	12/31/2026	0	0	35	0	187
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009 068401100, 009 068401201, 008 064700200	12/31/2026	0	15	0	0	210
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008 064500400, 008 064500500	12/31/2026	0	0	0	0	114
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008 065101801	12/31/2027	0	20	0	0	337
PLN18252-R01	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006 004700101	12/31/2027	0	0	101	0	215
PLN20068	Extended	9/23/2021	325 7TH ST, Oakland, CA 94607	001 018900700, 001 018900800, 001 018900900, 001 018901300, 001 018901401, 001 018900300, 001 018900400, 001 018900600, 001 018900500	12/31/2027	0	0	0	0	380
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044 508018000, 044 508017900	12/31/2027	0	0	0	0	399
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001 016900100, 001 017100200	12/31/2027	51	72	74	36	324

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
					Total	**131**	**576**	**668**	**71**	**6,114**
					Percent of RHNA	**4.0%**	**17.7%**	**17.8%**	**1.6%**	**53.0%**

Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

Table C-5: Pipeline Projects Capacity, Building Permits

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
RB1903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	12/31/2022	0	0	0	0	4
B2003769	Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	12/31/2022	0	0	0	0	3
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	12/31/2022	0	0	0	0	4
B2100090	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	12/31/2022	0	0	0	0	3
B2100106	Permit Issued	7/19/2021	823 6TH AVE, OAKLAND, CA	019 000900202	12/31/2022	0	0	0	0	3
B2100107	Permit Issued	7/19/2021	825 6TH AVE, BLDG 3, Oakland, CA 94606	019 000900202	12/31/2022	0	0	0	0	3
B1901911	Permit Issued	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	12/31/2022	0	0	0	0	88

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602501, 012 098602800	12/31/2022	0	6	0	0	51
B1604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	12/31/2023	0	0	0	0	39
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A316620100	12/31/2023	0	0	0	0	6
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	12/31/2023	0	0	0	0	13
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	12/31/2023	0	0	0	1	7
B2003445	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	12/31/2023	0	0	0	0	6
B2003446	Permit Issued	5/6/2021	9883 MACARTHUR BLVD, #BLDG 2, Oakland, CA 94605	046 549101301	12/31/2023	0	0	0	0	6
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500, 044 496700701, 044 496700900	12/31/2023	14	40	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
B2100108	Permit Issued	7/19/2021	827 6TH AVE, OAKLAND, CA	019 000900202	12/31/2023	0	0	0	0	6
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	12/31/2023	0	0	0	0	6
B1604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	12/31/2023	0	0	0	0	68
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	12/31/2023	0	0	0	0	232
B1606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	12/31/2023	0	0	0	0	13
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	12/31/2023	0	0	0	0	6
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	12/31/2023	0	0	0	0	13
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	12/31/2023	0	0	0	0	4
B1505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	12/31/2023	0	0	0	0	47
B1802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	12/31/2023	0	0	0	0	72
B2003447	Permit Inactive	11/5/2021	9877 MACARTHUR BLVD, #BLDG 3, Oakland, CA 94605	046 549101301	12/31/2024	0	0	0	0	8
B2003448	Permit Inactive	11/5/2021	9887 MACARTHUR BLVD, #BLDG 4, Oakland, CA 94605	046 549101301	12/31/2024	0	0	0	0	9

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	12/31/2024	46	29	104	0	2
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	12/31/2024	0	5	0	0	42
B2105280	On Hold - Fee Due	12/29/2021	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	12/31/2024	0	97	0	0	0
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	12/31/2024	0	0	0	0	115
B1905546	Construction Recycling Review Completed	9/24/2021	389 9th Ave, Oakland, CA	018 046501200	12/31/2025	47	18	58	0	1
B2104072	Zoning Inspection Review In Progress	2/9/2022	2201 Brush Street, Oakland, CA	003 002501100, 003 002501000	12/31/2025	33	17	8	0	1
B2104424	On Hold	3/3/2022	316 12TH ST, Oakland, CA	002 006300700	12/31/2025	0	0	3	0	24
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	12/31/2025	0	0	0	0	378
B1902249	Permit Reinstated	3/14/2022	412 MADISON ST, Oakland, CA 94607	001 016300100	12/31/2025	0	0	0	15	142
B2101920	Permit On Hold	4/13/2022	0 7TH ST, Oakland, CA 94607	006 001701700, 006 001701800, 006 001701900,	12/31/2025	0	19	59	1	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
				006 001702000, 006 001702100, 006 001702200						
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	12/31/2025	0	0	0	0	356
B2104693	On Hold	1/19/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	12/31/2025	0	0	0	0	18
B2201034	Created	3/24/2022	2400 ADELINE ST, Oakland, CA 94607	005 043601102	12/31/2025	0	0	0	0	29
B2200158	On Hold - Fee Due	1/9/2022	520 31ST ST, Oakland, CA 94609	009 071500800	12/31/2025	0	0	0	0	7
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	12/31/2025	1	10	7	3	0
B2200335	On Hold - Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	12/31/2025	0	0	0	0	9
B1905536	Plan Review In Progress	1/7/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	12/31/2025	0	22	54	1	0
B2102751	Final Check - On Hold	3/25/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	12/31/2025	0	0	5	0	52
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	12/31/2025	0	0	0	0	223

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
B1703245; B1704331	Permit Issued	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	12/31/2025	0	27	0	0	409
B1604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	12/31/2026	0	0	0	0	103
B1603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	12/31/2026	0	0	0	0	405
B2200276	Routed	3/2/2022	685 9TH ST, Oakland, CA 94607	001 021704800	12/31/2026	0	0	0	35	82
B2102566	Final Check - On Hold	4/16/2022	2116 BRUSH ST, Oakland, CA 94612	003 002300802, 003 002300501, 003 002300601, 003 002300701, 003 002300802, 003 002300902, 003 002301002, 003 002301102	12/31/2026	53	0	52	0	0
B2104948	Plan Review In Progress	3/24/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	12/31/2026	0	0	0	0	235
B2100632	Permit issued	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067001500, 008 067001600, 008 067001800, 008 067000100	12/31/2026	0	15	0	0	315

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
B2103682	On Hold	4/12/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	12/31/2026	0	0	154	39	0
					Total	**194**	**305**	**504**	**95**	**3,669**
					Percent of RHNA	**6.0%**	**9.4%**	**13.4%**	**2.1%**	**31.8%**

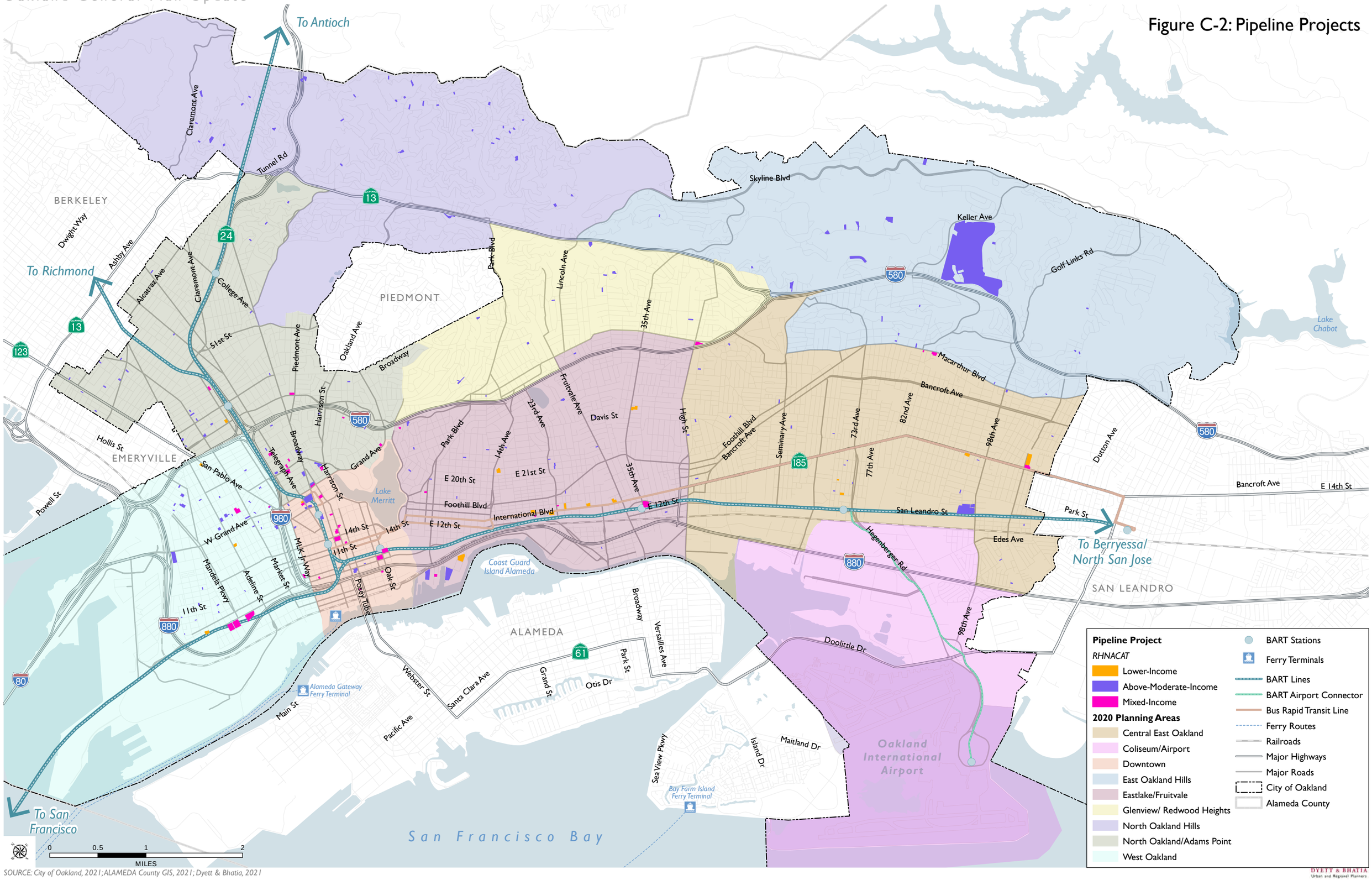
Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

Table C-6: Summary of One- and Two-Unit Pipeline Project Capacity

Income Category	*Number of Projects*	*Unit Count*
Extremely-Low-Income	0	0
Very-Low-Income	0	0
Low-Income	3	3
Moderate-Income	0	0
Above-Moderate-Income	154	167

Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

Figure C-2: Pipeline Projects



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

PROJECTED ADUS

Since 2017, the State has continued to pass and implement laws that have removed obstacles to the construction of ADUs and increased their development potential. Like other California cities, Oakland has continued to amend its Planning Code to remain compliant with new ADU development regulations. The City has seen continued interest in ADU development and has continued to approve building permits for ADU development.

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA. To determine the potential of ADU development during the 6th cycle, the City has analyzed building permit approval patterns since 2018. Table C-7 below shows ADU permits issued from 2018 to 2021, during which an average of approximately 247 permits were issued annually. Over the course of the upcoming eight-year planning period, the City anticipates the development of ADUs at least at the same pace as recent approvals, or 1,978 total ADUs (about 247 average permits per year times eight years). This is a conservative estimate, which is likely impacted by the drop in ADU approvals during the onset of the COVID-19 pandemic—as evidenced by the drop off between 2019 and 2020—and does not account for potential increased development capacity as restrictive regulations continue to be eased.

Table C-7: Annual ADU Approvals, 2018-2021

Year	*ADU Building Permits Issued*
2018	252
2019	289
2020	174
2021	274
Total Units Permitted	**989**
Annual Average	**247.25**
Projected ADU Development (2023-2031)	**1,978**

Source: State HCD, Annual Progress Reports, 2018-2021

As an alternative housing model, ADUs can often be a potential source of affordable housing. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[4] According to the survey, all ADUs are considered affordable to moderate- or lower-income households. Although the survey had limited responses to the question

[4] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

regarding monthly rent, it provides useful local information on ADU affordability in Oakland and is used to estimate the breakdown of projection affordability. To ensure that affordability projects are realistic, the affordability breakdown is further modified based on regional technical assistance provided by ABAG. Table C-8 below summarizes the estimated proportion of ADUs affordable to each income level and the projected number of ADUs by affordability during the planning period.

Table C-8: Projected ADU Capacity by Affordability Level, 2023-2031

Income Level	*Local Affordability Breakdown*	*Regional Affordability Breakdown*	*Modified Affordability Breakdown*	***Projected ADU Capacity***
Very-Low-Income	45.9%	30.0%	35.0%	**692**
Low-Income	45.9%	30.0%	35.0%	**692**
Moderate-Income	8.1%	30.0%	30.0%	**593**
Above-Moderate-Income	0.0%	10.0%	0.0%	**0**
Total Units	**100.0%**	**100.0%**	**100.0%**	**1,978**

Source: Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020); ABAG, Technical Assistance – Using ADUs to Satisfy RHNA, 2022; State HCD, Annual Progress Reports, 2018-2021

ADEQUATE SITES ALTERNATIVE

According to State HCD, under limited circumstances a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[5] These limited circumstances include sites that are:

- Substantially rehabilitated;
- Located on a foreclosed property or in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental;
- Units in a motel, hotel, or hostel that are converted from nonresidential to residential and made available for people experiencing homelessness as part of a long-term recovery response to COVID-19;

[5] Further specific conditions that sites included under this option must meet are provided by State HCD on their website: https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml

- Preserved at levels affordable to low- or very-low-income households, where the local government has provided those units with committed assistance; and
- Preservation of mobile home park through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. Table C-9 below presents these projects that can be used to meet the RHNA. As indicated in the footnotes, the City will provide committed assistance for the duration of the RHNA period, and funds are indicated in the "Funding Sources" column. Both properties represent conversions of hotels to permanent housing for Oaklanders experiencing homelessness, largely funded by Project Homekey grants. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units.

Table C-9: Adequate Sites Alternative Capacity

					Unit Count			
Project Name	*Project Address*	*APN*	*Project Type*	*Funding Sources*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*[3]
Piedmont Place[1,2]	55 MacArthur Blvd	010 081300800	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	44	0	0	1
Coliseum Way[1]	4801 Coliseum Way	034 229501605	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	36	0	0	1
				Total	**80**	**0**	**0**	**2**
				Percent of RHNA	**1.2%**	**0.0%**	**0.0%**	**0.02%**

1. Per FY2023 MTW Annual Plan, OHA plans to fund a local capitalized operating agreement for a 15-year term for project Homekey funding recipients. Project opening dates are projected to be November 2022.
2. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022.
3. Above-moderate-income units include manager's units.

Source: City of Oakland, 2022; Oakland Housing Authority, Draft Making Transitions Work Annual Plan. FY 2023

C.3 Availability of Land to Address the Remaining RHNA

Oakland has very few vacant or "greenfield" sites available for additional housing. Further, development is constrained by environmental conditions—including wildfire risk in the hills and hazards in and near industrial lands—as discussed in Appendix F. However, the City has a long track record of encouraging infill and high density projects, and there are many opportunities for these types of projects across Oakland. This section provides an overview of the Inventory's residential capacity beyond the RHNA credits described above, as well as a discussion of the methodology behind realistic capacity assumptions and opportunity site selection. Table C-10 below summarizes the residential capacity available on opportunity sites. The complete 2023-2031 Inventory is provided in Table C-26 at the end of the appendix and in Figure C-1 above.

Table C-10: Summary of Opportunity Site Residential Capacity

	Very-Low-Income[1]	*Low-Income*[1]	*Moderate-Income*	*Above-Moderate-Income*	***Total Units***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Remaining Housing Need[2]	**4,526**	**1,814**	**3697**	**1,815**	**11,852**
Potential Development Projects	386	1,480	*211*	*6,525*	*8,602*
Vacant	*225*	874	*27*	*1,832*	*2,958*
Non-Vacant	*161*	606	*184*	*4,693*	*5,644*
Available 5th Cycle RHNA		714	*3,795*	*688*	*5,197*
Vacant		*23*	*566*	*3*	*592*
Non-Vacant		*691*	*3,229*	*685*	*4,605*
New Opportunity Sites		5,425	*980*	*1,735*	*8,096*
Vacant		*142*	*200*	*0*	*342*
Non-Vacant		*5,283*	*780*	*1,735*	*7,734*
Total Capacity		**7,941**	**3,697**	**1,815**	**21,875**
Capacity Shortfall(-)/ Surplus(+)[3]		**+1,601**	**+1,289**	**+7,133**	**+10,023**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Remaining housing need is the difference between the RHNA and the units credited towards the RHNA through pipeline projects, ADU projections, and adequate alternative sites.

3. Capacity shortfall/surplus is the difference between the remaining housing need and the total residential capacity of opportunity sites.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022; Dyett & Bhatia, 2022

SITE DEVELOPMENT CAPACITY

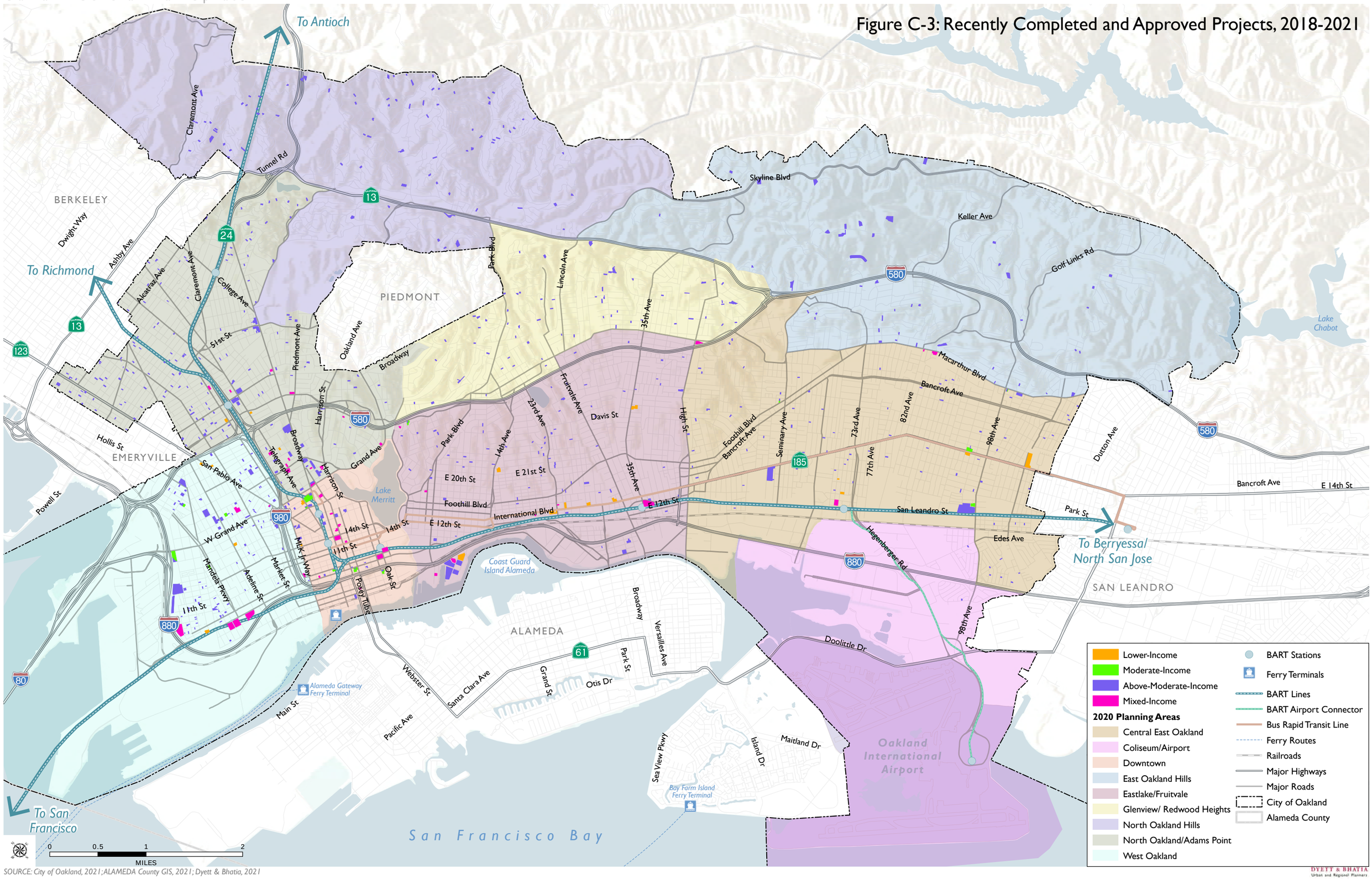
Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. In order to calculate realistic capacity in Oakland, a survey of recently constructed and approved projects from 2018 through 2021 was conducted to understand current and ongoing residential development patterns. Completed projects were derived from 2018-2020 Annual Progress Reports (APRs) and Accela records pulled in March 2022 for completed and entitled projects in 2021. This includes some pipeline projects.

The amount of density provided in each project was compared to the maximum density as allowed by the applicable zoning designation, and then stated as a percentage of meeting the maximum allowable density. Densities are calculated as dwelling units per acre (du/ac). Each project is assigned to its appropriate Planning Area, which is derived from the Oakland Department of Transportation (OakDOT) Geographic Equity Toolbox. The locations of projects included in the survey are shown in Figure C-3 below.

Table C-11 below summarizes the results of this survey and provides realistic capacity estimates for opportunity sites included in the Inventory. Realistic capacity is based on the average percentage of maximum permitted density met by developments within Planning Areas by base zone and height area. If a height area of a particular base zone has no recent development history, the average percent of maximum density met for the entire base zone within that Planning Area is assumed. If there is no development history for a base zone within a Planning Area, the average percent of maximum density met of related or similar base zones within the Planning Area is assumed. Finally, if there is no comparable development history within the Planning Area, citywide averages for the base zone and height area are assumed. If development history shows that projects typically exceed the maximum permitted density, then realistic capacity is capped at that maximum density.

Realistic capacities provided in Table C-11 are applied to sites that do not otherwise include active development applications. Where a site has an ongoing pre-application or planning permit application, requested densities and affordability for the project are used. Further, where additional capacity information is available for a site, such as expressed developer interest or preliminary discussions, these assumptions are used to approximate realistic capacity.

Figure C-3: Recently Completed and Approved Projects, 2018-2021



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

Table C-11: Realistic Capacity Assumptions

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
Central East Oakland					
CC-1	60	No	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CC-2	45	No	96.8	83.9%	81.2
	60	Yes	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CN-3	35	No	79.2	50.9%	40.3
	45	Yes	96.8	14.7%	14.3
	60	Yes	116.2	53.9%	62.6
	75	No	158.4	50.9%	80.7
CN-4	35	No	79.2	50.9%	40.3
	35*	No	-[1]	-[1]	-[1]
D-CO-1		Yes	335.1	24.1%	80.8
D-CO-2		No	335.1	24.1%	80.8
HBX-1		Yes	43.6	70.6%	30.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	1,050.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	19.4%	7.7[2]
RU-1		No	39.6	28.6%	11.3
RU-2		Yes	54.5	32.0%	17.4
RU-3		No	96.8	28.6%	27.7
RU-4	45	Yes	96.8	14.9%	14.4
	60	No	116.2	14.9%	17.3
RU-5	35	No	79.2	14.9%	11.8
	45	Yes	96.8	50.6%	49.0
	60	Yes	116.2	15.2%	17.7
	75	No	158.4	15.2%	24.1
S-15	60	Yes	116.2	109.0%	116.2
	75	No	158.4	109.0%	158.4

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
Coliseum/Airport					
CN-3	45	No	96.8	81.9%	79.2
D-CO-2		No	335.1	24.1%	80.8
HBX-1		No	43.6	46.7%	20.4
RD-1		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	104.2%	1 per lot
RM-3		No	1 per lot/2 per lot[2]	140.6%	1 per lot/2 per lot[2]
RM-4		No	1 per lot/39.6[2]	85.3%	1 per lot/33.8[2]
Downtown					
C-40		No	96.8	171.4%	96.8
C-45		Yes	145.2	171.4%	145.2
CBD-C	1	No	145.2	88.2%	128.1
	2	No	217.8	88.2%	192.2
	4	No	484.0	88.2%	427.1
	5	No	484.0	88.2%	427.1
	6	Yes	484.0	70.9%	343.3
	7	Yes	484.0	105.5%	484.0
CBD-P	1	Yes	145.2	98.7%	143.3
	2	Yes	217.8	48.3%	105.2
	6	Yes	484.0	84.3%	407.8
	7	Yes	484.0	63.1%	305.4
CBD-R	1	No	145.2	37.3%	54.1
	2	No	217.8	37.3%	81.2
	4	Yes	484.0	37.3%	180.4
	5	No	484.0	37.3%	180.4
	6	No	484.0	37.3%	180.4
CBD-X	1	Yes	145.2	16.6%	24.1
	2	Yes	217.8	80.1%	174.5
	4	Yes	484.0	56.1%	271.5
	6	No	484.0	57.2%	276.7
	7	No	484.0	57.2%	276.7
D-LM-2	LM-45	No	96.8	56.2%	54.4
	LM-85	Yes	193.6	12.0%	23.2
	LM-175	Yes	396.0	79.9%	316.4

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	LM-275	Yes	396.0	58.8%	232.9
D-LM-3	LM-175	No	396.0	56.2%	222.7
	LM-275	No	396.0	51.9%	205.7
	LM-45	Yes	96.8	28.3%	27.4
D-LM-4	LM-85	Yes	193.6	64.3%	124.4
	LM-175	No	396.0	47.6%	188.7
	LM-275	Yes	396.0	61.4%	243.2
	LM-85	No	193.6	51.9%	100.6
D-LM-5	LM-175	No	396.0	51.9%	205.7
	LM-275	No	396.0	51.9%	205.7
R-80		No	145.2	89.7%	130.2
S-2		No	145.2	171.4%	145.2
East Oakland Hills					
CC-1	35	No	79.2	1.5%	1.2
	60	Yes	116.2	1.5%	1.7
CC-2	45	No	96.8	1.5%	1.4
	35	No	79.2	33.1%	26.3
CN-3	45	Yes	96.8	33.1%	32.1
	60	No	116.2	33.1%	38.5
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-1		Yes	1 per lot	100.0%	1 per lot
RH-2		No	1 per lot	100.0%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	127.6%	1 per lot
RM-2		No	1 per lot/2 per lot[2]	127.6%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	250.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	5.1%	None/2.0[2]
RU-4	45	Yes	96.8	21.0%	20.3
	60	No	116.2	21.0%	24.4
RU-5	45	No	96.8	21.0%	20.3
Eastlake/Fruitvale					

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
CC-1	60	No	116.2	95.2%	110.5
	75	No	158.4	95.2%	150.7
CC-2	35	No	79.2	95.2%	75.4
	45	No	96.8	95.2%	92.1
	60	Yes	116.2	105.4%	116.2
	75	Yes	158.4	64.3%	101.9
CN-1	45	No	96.8	101.8%	96.8
CN-2	35	No	79.2	101.8%	79.2
	45	Yes	96.8	120.3%	96.8
	75	No	158.4	101.8%	158.4
CN-3	35	Yes	79.2	99.0%	78.4
	45	Yes	96.8	87.0%	84.2
	60	Yes	116.2	74.8%	86.8
	75	No	158.4	101.8%	158.4
CN-4	35	No	79.2	101.8%	79.2
	35*	No	-[1]	-[1]	-[1]
D-CE-3		Yes	62.2	54.5%	33.9
D-CE-4		No	62.2	54.5%	33.9
D-LM-1	LM-85	No	193.6	38.1%	73.8
D-LM-4	LM-275	No	396	61.4%	243.2
D-LM-5	LM-85	No	193.6	38.1%	73.8
HBX-1		Yes	43.56	97.1%	42.3
HBX-2		Yes	46.8	23.6%	11.1
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	112.5%	1 per lot
RM-2		Yes	1 per lot	851.9%	1 per lot
RM-3		Yes	1 per lot/2 per lot[2]	98.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	89.6%	1 per lot/35.5[2]
RU-1		Yes	39.6	43.4%	17.2
RU-2		Yes	54.5	65.2%	35.5
RU-3		Yes	96.8	63.0%	61.0
RU-4	35	No	79.2	85.7%	67.9
	45	Yes	96.8	85.7%	83.0

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	60	No	116.2	85.7%	99.6
	90	No	193.6	85.7%	165.9
RU-5	45	No	96.8	74.4%	72.0
	60	No	116.2	74.4%	86.4
S-15	75	No	158.4	36.2%	57.3
	90	Yes	193.6	36.2%	70.1
Glenview/Redwood Heights					
	35	No	79.2	219.1%	79.2
CN-1	45	No	96.8	219.1%	96.8
	60	No	116.2	219.1%	116.2
CN-2	35	No	79.2	219.1%	79.2
	45	Yes	96.8	219.1%	96.8
	35	No	79.2	219.1%	79.2
CN-3	35*	No	-[1]	-[1]	-[1]
	45	Yes	96.8	219.1%	96.8
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	102.9%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	75.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	253.8%	1 per lot/2 per lot[2]
RM-4		No	1 per lot/39.6[2]	134.6%	1 per lot/39.6[2]
RU-4	45	No	96.8	33.4%	32.3
RU-5	45	No	96.8	75.7%	73.3
	60	No	116.2	92.2%	107.1
North Oakland Hills					
CC-2	60	No	116.2	45.0%	52.3
CN-1	35	No	79.2	115.2%	79.2
CN-1	45	No	96.8	106.2%	96.8
CN-3	35	No	79.2	97.3%	77.1
CN-4	35*	No	-[1]	-[1]	-[1]
	45	No	96.8	106.2%	96.8
RD-1		Yes	1 per lot	100.0%	1 per lot

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
RH-1		No	1 per lot	100.7%	1 per lot
RH-2		No	1 per lot	100.7%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	101.5%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RM-3		No	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RU-2		No	54.5	60.6%	33.0
RU-3		No	96.8	27.9%	27.0
North Oakland/Adams Point					
CBD-C	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-P	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-X	2	No	217.8	54.2%	118.1
	4	No	484.0	54.2%	262.4
	6	Yes	484.0	54.2%	262.4
CC-2	45	Yes	96.8	78.7%	76.2
	60	Yes	116.2	64.8%	75.2
	75	Yes	158.4	66.8%	105.8
	90	Yes	193.6	129.9%	193.6
CN-1	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
CN-2	35	Yes	79.2	133.2%	79.2
	45	Yes	96.8	88.9%	86.1
	60	Yes	116.2	45.0%	52.3
	75	No	158.4	89.0%	141.0
	90	No	193.6	89.0%	172.3
CN-3	35	Yes	79.2	95.7%	75.8
	45	Yes	96.8	34.6%	33.5
	60	Yes	116.2	109.5%	116.2
	75	No	158.4	96.8%	153.4
CN-4	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
D-BV-1		Yes	348.5	92.9%	323.8

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	45	No	96.8	253.7%	96.8
D-BV-2	85	Yes	158.4	334.9%	158.4
	250	Yes	229.3	226.7%	229.3
	45	No	96.8	56.5%	54.7
	85	No	158.4	56.5%	89.5
D-BV-3	85/135	Yes	217.8	56.5%	123.1
	135	No	217.8	56.5%	123.1
	135/200	No	290.4	56.5%	164.1
	45	No	96.8	99.4%	96.2
	65	No	116.2	99.4%	115.5
D-BV-4	85	Yes	158.4	99.4%	157.5
	85/135	No	217.8	99.4%	216.5
	135	No	217.8	99.4%	216.5
	135/200	No	290.4	99.4%	288.7
HBX-1		Yes	43.6	33.2%	14.4
HBX-2		Yes	46.8	31.7%	14.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		No	1 per lot	100.0%	1 per lot
RH-3		No	1 per lot	100.0%	1 per lot
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	103.2%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	74.1%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	107.7%	1 per lot/2 per lot^2
RM-4		Yes	1 per lot/39.6^2	52.0%	1 per lot/20.6**
RU-1		Yes	39.6	61.0%	24.2
RU-2		Yes	54.5	61.2%	33.3
RU-3		Yes	96.8	20.9%	20.2
RU-4	45	Yes	96.8	135.1%	96.8
	60	Yes	116.2	10.8%	12.5
	45	Yes	96.8	12.6%	12.2
RU-5	60	Yes	116.2	90.7%	105.4
	90	No	193.6	51.7%	100.0
S-15	60	No	116.2	91.1%	105.9
	75	No	158.4	91.1%	144.3

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	90	Yes	193.6	91.1%	176.4
			West Oakland		
C-40		No	96.8	171.4%	96.8
CBD-R	1	No	145.2	86.6%	125.7
	2	Yes	217.8	86.6%	188.5
CBD-X	1	No	145.2	86.6%	125.7
	2	No	217.8	86.6%	188.5
	4	No	484.0	86.6%	419.0
CC-1	75	No	158.4	122.3%	158.4
CC-2	45	Yes	96.8	100.2%	96.8
	60	Yes	116.2	94.5%	109.7
	75	Yes	158.4	138.4%	158.4
	90	No	193.6	122.3%	193.6
D-WS-1		Yes	28.4	15.0%	4.3
D-WS-2		No	51.2	28.9%	14.8
D-WS-3		No	35.8	28.9%	10.3
D-WS-4		Yes	70.9	1.8%	1.3
D-WS-5		No	0.0	28.9%	0.0
D-WS-7		No	64.2	28.9%	18.5
D-WS-8		Yes	131.2	69.8%	91.6
HBX-2		Yes	46.8	60.0%	28.1
HBX-4		Yes	54.5	58.8%	32.0
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	246.9%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-4		Yes	1 per lot/39.6^2	131.8%	1 per lot/39.6^2
RU-1		Yes	39.6	46.6%	18.5
RU-2		No	54.5	82.4%	44.9
RU-3		No	96.8	82.4%	79.8
RU-4	35	No	79.2	82.4%	65.3
RU-5	35	No	79.2	118.2%	79.2
	45	Yes	96.8	113.4%	96.8
	60	Yes	116.2	170.7%	116.2

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	75	Yes	158.4	108.7%	158.4
	55	Yes	116.2	152.4%	116.2
	60	Yes	116.2	130.7%	116.2
	75	Yes	158.4	152.4%	158.4
S-15W	90	Yes	193.6	152.4%	193.6
	100	Yes	193.6	78.4%	151.8
	140	Yes	193.6	152.4%	193.6
	160	Yes	193.6	176.3%	193.6

1. Same density regulations as abutting RH, RD, or RM Zone. When there is more than one of these abutting zones, then the regulations of the zone allowing the greatest density shall apply.

2. Density is limited to one unit per lot for parcels less than 4,000 sq. ft. in base zones RM-2 through RM-4. If a parcel is larger than 4,000 sq. ft., then two units per lot are permitted in base zones RM-2 and RM-3 while 39.6 du/ac is permitted in RM-4. In the case of base zones RM-2, RM-3, and RM-4 below 4,000 sq. ft. assume the site will develop at the maximum allowed unit per lot if the average percent of density met is above 50 percent – otherwise assume development is not feasible. In the case of base zone RM-4 above 4,000 sq. ft., apply the percentage of density met to the permitted 39.6 du/ac.

Source: State HCD, Annual Progress Report, 2020; City of Oakland, Planning & Building Department, March 2022; Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020; Dyett & Bhatia, 2022

Non-Residential to Residential Conversion

Oakland permits residential development on a number of commercial and other non-residential base zones. The City has a substantial track record of encouraging and facilitating the conversion of non-residential uses to residential or mixed uses. See Table C-12 for a summary of parcels that converted from non-residential uses during the 5th cycle planning period, based on use changes between historic 2014-2015 and 2021 Alameda County Assessor parcel data.[6] The locations of these conversions are provided in Figure C-4. Based on residential unit counts provided in the 2021 Assessor data, there are about 8,487 residential units located on converted parcels. These parcels are not included in the Inventory but are rather provided to demonstrate that additional conversions from non-residential to residential uses are likely during the planning period. Add note about pipeline %. Approximately x units in the pipeline (table x) are on sites that result from conversion to nonresidential to residential units.

6. Assessors data does not provide information on what affordability level these uses were converted to.

Table C-12: Summary of Non-Residential to Residential Conversion, 2014-2021

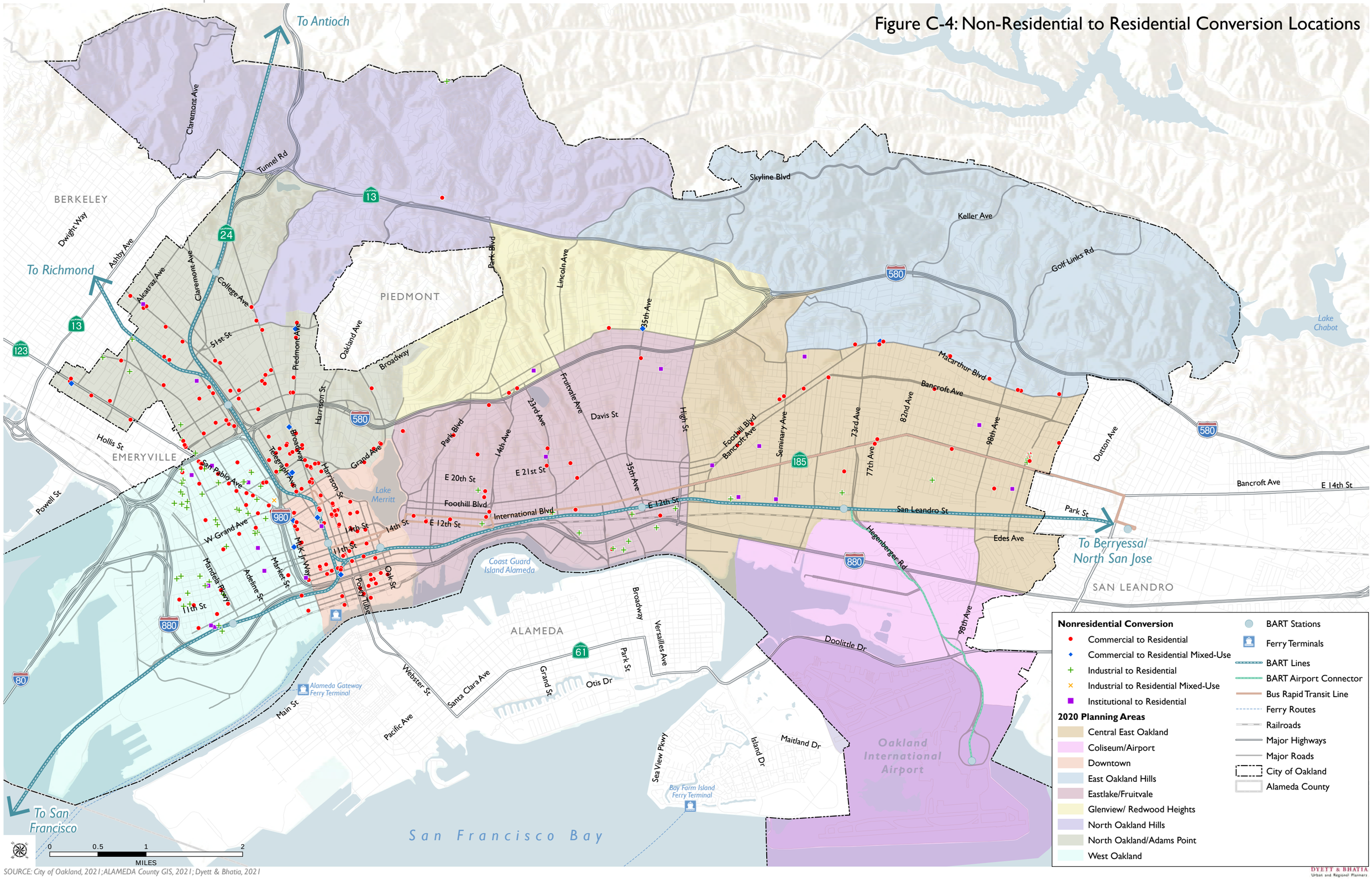
Conversion Type	*Number of Converted Parcels*	*Number of Residential Units*
Commercial to Residential	481	6,649
Commercial to Residential Mixed-Use	16	720
Industrial to Residential	87	766
Industrial to Residential Mixed-Use	1	24
Institutional to Residential	28	328
TOTAL		

Source: Alameda County, Historic Assessor Parcel Data, 2014-2015 and 2021; Dyett & Bhatia, 2022

Mixed-Use and Infill Development

The City has a significant track record of encouraging mixed-use and infill development. According to APRs submitted to State HCD, all new development in Oakland since 2018 is considered infill development. As noted in Table C-12, about 744 units developed on parcels that converted from solely non-residential uses to mixed residential uses.

Figure C-4: Non-Residential to Residential Conversion Locations



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

Development Capacity Modifiers

As noted previously, Oakland's RHNA has increased by nearly 77.8 percent between the 5th and 6th RHNA cycles. However, the City fell short of meeting its lower- and moderate-income housing need during the planning cycle, and many sites included in the 5th cycle housing inventory did not develop with housing. An analysis from the UCLA Lewis Center confirmed that Oakland was on track to develop no more than about 21.0 percent of the sites identified during the 5th RHNA cycle as opportunity sites.[7] However, on those sites that were developed, the number of units developed was three times higher than anticipated as the realistic capacity. Further, a significant amount of residential development—nearly 73.0 percent of all residential development in Oakland—occurred on sites that were *not* identified as opportunity sites. These data reflect the challenges in predicting where development will occur but also show that Oakland's development standards generally allow for higher density development than anticipated.

Nonetheless, the City of Oakland has and continues to undertake a robust effort to identify those sites, with the assistance of community input, that provide the best opportunity for development for the upcoming 6th RHNA Cycle. Further, to meet this increased housing need and increase capacity citywide, the City is committing to a number of actions meant to streamline the development process and incentivize affordable housing development. This includes the implementation of objective design standards, increased permitted densities in historically lower density and higher resource areas, revisions to restrictive development standards, and other zoning reforms expected to increase density overall – as described in the Housing Action Plan. Despite these efforts, the development capacity of opportunity sites should be discounted to account for falling short of previous RHNA goals.

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop, as discussed above. While Table C-11 accounts for land use controls and typical densities of residential projects, it is likely that not every site selected in the Inventory will develop with housing during the planning period and that some housing projects will occur on sites not considered in the Inventory. To account for this fact, additional development capacity modifiers are applied to all opportunity sites to discount total residential capacity. Development capacity modifiers are derived from the existing use of a site, as well as its assessed value (AV) ratio and floor area ratio (FAR). When a site has a low AV ratio or FAR, it indicates that the site is underutilized and has potential to redevelop – especially in Oakland, where demand for housing is extremely high. Table C-13 below summarizes the percentage modifiers applied to opportunity sites. These modifiers are not applied to sites with ongoing pre-application or planning permit applications, or have other indications of capacity, as these sites have a very high likelihood of development during the planning period.

[7] Kapur et al., "What Gets Built on Sites that Cities 'Make Available' for Housing." *UCLA Lewis Center for Regional Policy Studies*. August 2021. Available at https://www.lewis.ucla.edu/research/what-gets-built-on-sites-that-cities-make-available-for-housing/.

Table C-13: Development Capacity Modifiers

Existing Use	*AV Ratio*	*FAR*	*Capacity Modifier*
Vacant	-	-	90%
Non-Vacant	Low (<0.5)	Low (<0.5)	80%
	Low (<0.5)	Medium to High (>0.5)	60%
	Medium (Between 0.5 and 1.0)	Low to High (>0.0)	40%

Source: Dyett & Bhatia, 2022

OPPORTUNITY SITE SELECTION

To identify adequate sites and determine realistic capacity for the 2023-2031 Inventory, a parcel-based analysis of properties within City limits was conducted using Alameda County Assessor data supplemented with information from the City. This analysis was carried out in accordance with the framework provided by the 2020 State HCD Housing Element Site Inventory Guidebook. This section outlines how sites were selected, as well as the assumed affordability level of those sites.

Non-residential pipeline projects, completed projects, and those under construction but likely to be completed prior to the start of the projection period are excluded from consideration, as these sites are unlikely to develop with additional housing over the next eight years. Sites that are very small and not viable for lot consolidation (i.e., less than 0.1 acres with no common ownership across adjacent parcels) are also excluded.

The remaining vacant and non-vacant sites were then considered as potential sites to include in the Inventory. Non-vacant opportunity sites include those with an existing use that is likely to discontinue during the planning period, those with expressed developer interest, and those generally underutilized or developed with low intensity, such as underperforming strip commercial uses, warehouses, sites with mixed-use potential, and sites located in specific plans that encourage higher density development.

Sites are primarily considered underutilized based on their AV ratio and FAR. A low AV ratio, which is typically anything below 1.0, means that the land is worth substantially more than the improvements built on top of it – indicating that there is a strong incentive for the property owner to redevelop with new uses than can command higher rents or sales prices. Similarly, a low FAR indicates that building area of the structure is small compared to the entire site, which indicates potential for redevelopment at higher intensities. When available, building age was also considered in evaluating underutilized sites. Further, the existing uses and location of sites in relationship to current development patterns were also considered.

Environmental constraints were also considered in site selection. Sites located in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by Federal Emergency Management Agency (FEMA), and Very High Fire Hazard Severity Zones (VHFHSZ) were excluded from inclusion in the Inventory. Contaminated sites and those with known hazards were excluded for lower-income projects. However, environmentally constrained sites were not excluded if they contain planned projects with environmental mitigation provisions already factored into development costs or if a developer has shown interest in development. Further,

environmentally constrained City- or publicly-owned sites that have been deemed feasible for residential development are also included. There are no other known environmental constraints that could substantially impact housing development on identified sites during the planning period.

Opportunity sites were also selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected as to reduce segregation and increase affordable development in high resource neighborhoods, where possible. Sites located in Priority Development Areas (PDAs) and near transit were also prioritized for lower-income housing. A full analysis of the sites inventory as it relates to fair housing is provided in Section C.4.

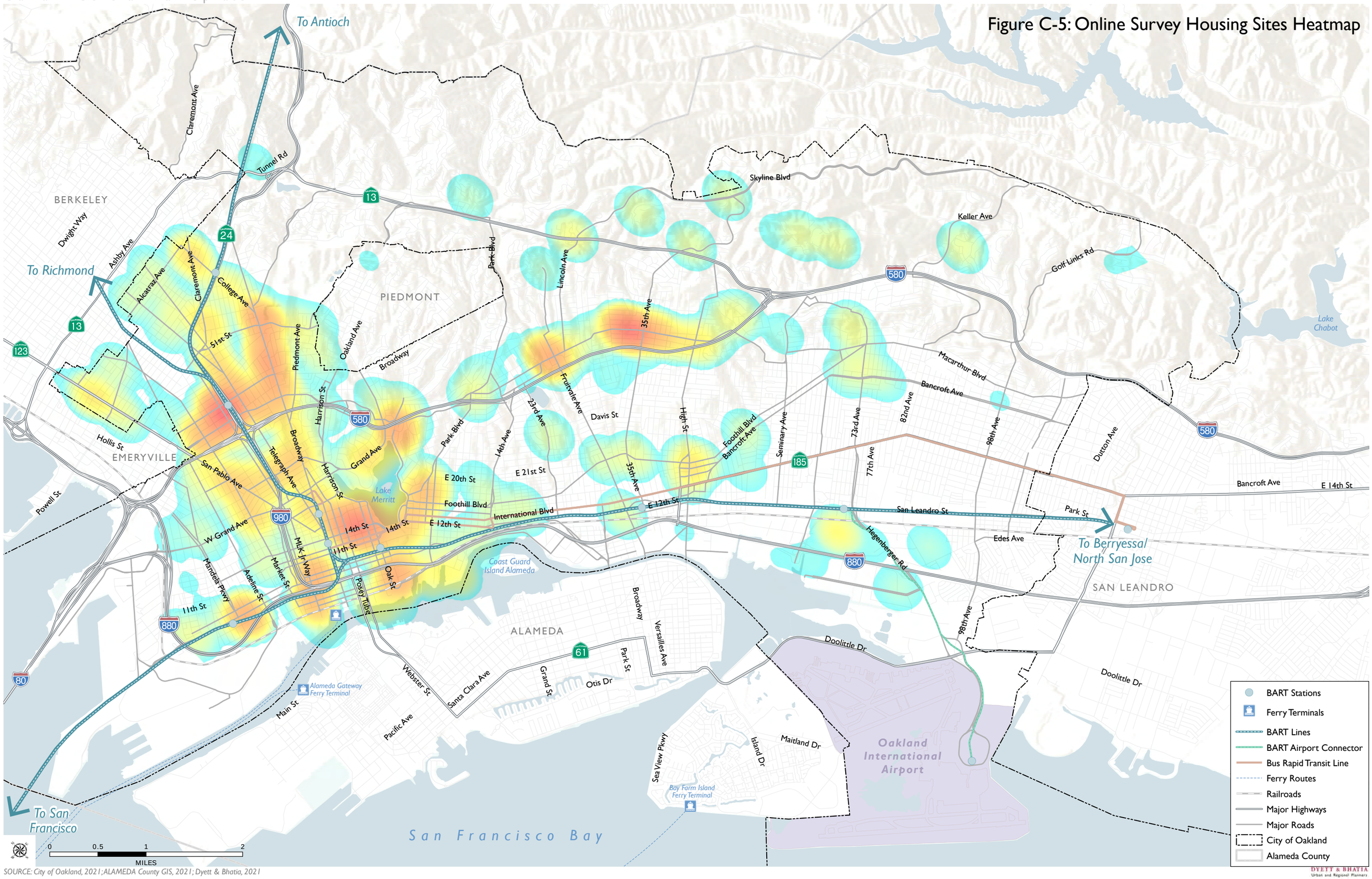
Housing Site Selection Engagement

Extensive community outreach was conducted in identifying sites appropriate to include in the Inventory. The initial pool of sites was provided by City staff and supplemented with suggestions made by Oakland City Councilmembers, community members, and housing organizations. These sites included both vacant sites and non-vacant sites with additional development capacity.

During the four Housing Element workshops, which were open to the public, Oakland residents provided suggestions for housing sites throughout the city. The first housing workshop was focused on sites and was accompanied by an online interactive mapping survey where residents could select specific sites for housing. The survey was open from February 11, 2022 through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland. Feedback from the first focus group meeting—which had an emphasis on housing sites—was also incorporated. Sites selected as part of the survey are noted in Table C-25 below.

Respondents to the online interactive mapping tool and survey wrote enthusiastically about a variety of areas located around Oakland appropriate for housing through 1,275 individual survey comments. Areas included surface parking lots, underutilized sites near transit, and areas with high resources that would be appropriate for housing. In selecting specific locations, respondents most frequently selected sites near downtown, along Broadway and Rockridge Bay Area Rapid Transit (BART), in lower Dimond, and along Macarthur Boulevard in Upper Dimond/Redwood Heights. Through 701 individual comments, respondents mentioned a variety of sites including empty/vacant lots, surface parking lots, potential sites near transit, and high resources areas. See Figure C-5 for a heat map of suggested housing sites provided via the online survey.

Figure C-5: Online Survey Housing Sites Heatmap



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Housing Site Affordability

For a site to be designated as capable of accommodating development for lower-income households, Government Code Section 65583.2(c)(3) requires that such sites in urban jurisdictions allow for at least 30 du/ac, known as the "default density." In metropolitan counties, such as Alameda County, zoning that allows for residential density of at least 30 du/ac is considered appropriate to accommodate the economies of scale needed to produce affordable housing. In this Housing Element, all vacant and non-vacant sites identified to accommodate lower-income units are located in zoning designations that permit at least 30 du/ac. The only exceptions to this are pipeline projects and other potential development projects that include affordable units and are located in a lower density designation.

Sites that are permitted to develop with at least 30 du/ac but are not otherwise appropriate for lower-income housing (e.g., are located above environmental constraints, are assumed to develop below 30 du/ac, or do not meet State HCD size parameters) are used to meet the moderate-income RHNA. Other sites that permit medium densities below 30 du/ac are also considered suitable for moderate-income housing, as are larger sites in the RM-2 and RM-3 base zones since these projects are likely to develop with mixed uses that can support moderate-income housing. All other sites in the RH-1 through RH-4, RD-1, RD-2, and RM-1 base zones are considered appropriate for above-moderate-income housing, as are smaller sites in the RM-2 to RM-4 base zones.

Finally, a number of sites—including those with pre-applications indicating a mixed-income development and other potential projects—are likely to develop at a variety of income levels. Where specific information has been provided by the developer on affordability levels and total capacity, these estimates are used to approximate realistic capacity. Where specific affordability levels and capacity have not been provided, the affordability breakdown is assumed to be as follows – 24.0 percent lower-income, 2.0 percent moderate-income, and 74.0 percent above-moderate-income. This breakdown is derived from the average affordability of mixed-income projects surveyed in Figure C-3. Larger opportunity sites (i.e., those larger than 10 acres) with high potential capacities are also assumed to develop as mixed-income.

As discussed further below, a mixture of incomes is also assumed on larger (i.e., greater than 10 acres) City- and publicly-owned sites to avoid an overconcentration of affordable housing. Further, many of these sites are in lower resource or high segregation and poverty neighborhoods. These larger City-owned sites are assumed to develop with a higher proportion of affordable housing (30.0 percent lower-income, 20.0 percent moderate-income, and 50.0 percent above-moderate-income) than other mixed-income sites due to the prioritization of affordable housing projects on City-owned land. Following Council direction and City priorities, City-owned land should be prioritized for uses that maximize the production of affordable housing; the disposition of such sites should follow a transparent and accountable public process that is inclusive of Oakland's many diverse communities; and projects should adhere to certain green building standards and local hire requirements. Additional prioritization efforts are outlined in the Housing Action Plan. City- and publicly-owned sites between 0.5 and 10 acres in size are assumed to accommodate 100 percent

affordable housing, and City-owned parcels have either been declared "surplus" or are otherwise are planned for housing development – see Appendix E for more details.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process. This includes projects ranging from the pre-application stage to those with filed and under review planning permits. Such projects are considered likely to develop, and the actual project densities and affordability provided in those applications are assumed here. In the case where a pre-application project does not specify capacity or affordability, or proposes development that exceeds the permitted density, realistic capacity assumptions as described above are applied. As these projects have not yet received entitlement, they cannot be credited towards the RHNA. However, a pre-application or an application for a planning permit indicates developer interest and that a site is likely to redevelop with housing. Where a potential project is on non-vacant land, this is counted towards the reliance on non-vacant sites. These projects are derived from Accela records pulled in March 2022 and are provided in Table C-14 below.

Table C-14: Potential Development Projects, 2023-2031

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP220043; ZP220048	Under Review	4/29/2022	7954-7994 MACARTHUR BLVD, Oakland, CA 94605	040A34220210 0040A342201700	5/04/2022	0	0	40	0	0
ZP220029	Pre-Application (Complete)	2/22/2022	1715 Foothill BLVD, OAKLAND, CA	020 016500200	6/02/2022	0	0	28	0	0
ZP220003	Under Review	1/5/2022	3751 INTERNATIONAL BLVD, Oakland, CA 94601	033 215800501	1/20/2022	0	90	90	3	0
ZP220048	Under Review	5/25/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	008 066400600	6/10/2022	0	0	58	0	0
PLN19284	Under Review	1/2/2020	0 FIELD ST, Oakland, CA 94608	040A344301103	12/31/2022	0	0	0	0	1
PLN19317	Assigned	1/13/2020	20 TAURUS AVE, Oakland, CA 94611	048G742602900	12/31/2022	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN19286	Incomplete	2/3/2020	0 COOLIDGE AVE, Oakland, CA 94602	029 098901303	12/31/2022	0	0	0	0	3
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH	048H760600903	12/31/2022	0	0	0	0	1
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR, Oakland, CA 94603	048H760602200	12/31/2022	0	0	0	0	1
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST, Oakland, CA 94601	026 078500800	12/31/2022	0	0	0	0	3
PLN20027	Incomplete	5/18/2020	1601 39TH AVE, Oakland, CA 94601	033 213804000	12/31/2022	0	0	0	0	2
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST, Oakland, CA 94609	016 142400101	12/31/2023	0	0	0	0	1
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND	034 227302700	12/31/2023	0	0	0	0	4
ZP200033	Pre-Application (Complete)	7/1/2020	6735 Sims	048C-7193-025	12/31/2023	0	0	0	0	1
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR,	048F737806500	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
			Oakland, CA 94611							
ZP200025	Pre-Application (Complete)	7/15/2020	0 OAKWOOD	048F737701800	12/31/2023	0	0	0	0	4
PLN20013	Assigned	9/22/2020	5776 VICENTE ST, Oakland, CA 94609	014 127402800	12/31/2023	0	0	0	0	1
PLN19245	Assigned	9/23/2020	0 SKYLINE BLVD, Oakland, CA 94603	048E732202300	12/31/2023	0	0	0	0	1
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR, Oakland, CA 94611	048F740001400	12/31/2023	0	0	0	0	1
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE, Oakland, CA 94601	032 211600300	12/31/2023	0	0	0	0	1
PLN20104	Incomplete	11/18/2020	0 THORNHILL DR, Oakland, CA 94603	048F737806600	12/31/2023	0	0	0	0	1
DRX210029	Filed	1/14/2021	3425 68TH AVE, Oakland, CA 94605	037A275501200	12/31/2023	0	0	0	0	4
ZP210003	Pre-Application (Under Review)	2/1/2021	0 HOMEGLEN	048E732403300	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21001	Assigned	2/2/2021	2773 E 23RD ST, Oakland, CA 94601	026 075100400	12/31/2023	0	0	2	0	1
ZP200094	Pre-Application (Complete)	2/19/2021	0 JEWELL	048G744502800	12/31/2023	0	0	0	0	1
PLN18266	Under Review	2/19/2021	3712 39TH AVE, Oakland, CA 94619	030 192500700	12/31/2023	0	0	0	0	3
PLN21021	Assigned	2/23/2021	0 HILLMONT DR, Oakland, CA 94608	040A342604300	12/31/2023	0	0	0	0	1
PLN21008	Incomplete	2/24/2021	0 TIFFIN RD, Oakland, CA 94602	029A131805000	12/31/2023	0	0	0	0	1
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL BLVD, Oakland, CA 94601	035 240000100	12/31/2023	0	0	0	0	2
PLN21031	Assigned	3/9/2021	3700 WEST ST, Oakland, CA 94608	012 096502101	12/31/2023	0	0	0	0	1
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD, Oakland, CA 94605	043A467604900	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN20146	Under Review	3/19/2021	933 PINE ST, Oakland, CA 94607	006 004901600	12/31/2023	0	0	0	0	1
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER, OAKLAND, CA 94611	048G742701106	12/31/2023	0	0	0	0	1
PLN21027	Incomplete	3/26/2021	0 IVANHOE RD, Oakland, CA 94618	048A706001600	12/31/2023	0	0	0	0	1
PLN21028	Incomplete	3/26/2021	0 IVANHOE RD, Oakland, CA 94618	048A706001701	12/31/2023	0	0	0	0	1
PLN21065	Assigned	4/5/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732203000	12/31/2023	0	0	0	0	1
PLN21066	Assigned	4/5/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732203100	12/31/2023	0	0	0	0	1
PLN21074	Assigned	4/26/2021	530 32ND ST, Oakland, CA 94609	009 071600900	12/31/2023	0	0	0	0	4
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE, Oakland, CA 94618	048B716500202	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21061	Assigned	4/26/2021	6701 Snake RD, Oakland, CA 94611	048F737405502	12/31/2023	0	0	0	0	1
PLN21082	Assigned	5/4/2021	0 GRAVATT DR, OAKLAND, CA 94603	048H760606400	12/31/2023	0	0	0	0	1
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE, Oakland, CA 94618	048A712004403	12/31/2023	0	0	0	0	1
PLN21079	Incomplete	5/9/2021	0 RUTHLAND RD, Oakland, CA 94603	048G741503200	12/31/2023	0	0	0	0	1
PLN21090	Assigned	5/12/2021	2218 82ND AVE, Oakland, CA 94605	043 457301700	12/31/2023	0	0	0	0	4
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR, Oakland, CA 94611	048H756300202	12/31/2023	0	0	0	0	1
PLN21100	Assigned	5/24/2021	6735 SIMS DR, Oakland, CA 94611	048C719302500	12/31/2023	0	0	0	0	1
PLN21091	Assigned	5/24/2021	0 AITKEN DR, Oakland, CA 94611	048D730300501	12/31/2023	0	0	0	0	1
PLN21106	Assigned	6/9/2021	0 SHEPHERD CANYON RD,	048D730405703	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
			Oakland, CA 94603							
PLN21108	Assigned	6/16/2021	0 MASTLANDS DR, Oakland, CA 94603	048D726800263	12/31/2023	0	0	0	0	1
PLN21112	Assigned	6/16/2021	0 HUNTINGTON ST, Oakland, CA 94608	030 196500700	12/31/2023	0	0	0	0	1
PLN15192-R01	Accepted	6/17/2021	0 ARROWHEAD DR, Oakland, CA 94611	048E732201500	12/31/2023	0	0	0	0	1
PLN21118	Assigned	6/23/2021	11190 LOCHARD ST, Oakland, CA 94605	048 626201100	12/31/2023	0	0	0	0	1
PLN21122	Assigned	6/28/2021	1750 35TH AVE, Oakland, CA 94601	033 212800300	12/31/2023	0	0	0	0	4
PLN18407	Under Review	6/12/2019	0 Campus (west of 13187 Campus Dr DR, OAKLAND, CA 94619	037A315100205	12/31/2024	0	0	0	0	20
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH	035 236000700	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM	048H761803400	12/31/2024	0	0	0	0	1
ZP210025	Pre-Application (Complete)	6/28/2021	0 PINE	006 003104600	12/31/2024	0	0	0	0	2
PLN21110	Incomplete	7/8/2021	2533 23RD AVE, Oakland, CA 94601	022 035108200	12/31/2024	0	0	0	0	2
PLN21111	Incomplete	7/8/2021	2533 23RD AVE, Oakland, CA 94601	022 035108300	12/31/2024	0	0	0	0	2
PLN21121	Assigned	7/13/2021	0 HOLYROOD DR, Oakland, CA 94603	048D727401004	12/31/2024	0	0	0	0	1
PLN21138	Assigned	7/28/2021	0 BALSAM WY, Oakland, CA 94603	048G743201400	12/31/2024	0	0	0	0	1
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST, Oakland, CA 94621	041 413303400	12/31/2024	0	0	0	0	1
PLN21139	Assigned	8/10/2021	6959 BALSAM WY, Oakland, CA 94611	048G743201500	12/31/2024	0	0	0	0	1
PLN21143	Assigned	8/10/2021	0 SHERIDAN RD, Oakland, CA 94603	048B713902600	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21144	Assigned	8/10/2021	0 SHERIDAN RD, Oakland, CA 94603	048B713902700	12/31/2024	0	0	0	0	1
PLN21149	Assigned	8/10/2021	0 WOODROW DR, Oakland, CA 94603	048E732702100	12/31/2024	0	0	0	0	1
PLN21150	Assigned	8/10/2021	0 WOODROW DR, Oakland, CA 94603	048E732702703	12/31/2024	0	0	0	0	1
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON	010 079300100	12/31/2024	0	0	0	0	4
PLN21073	Incomplete	8/11/2021	0 RETTIG AVE, Oakland, CA 94608	029 106903900	12/31/2024	0	0	0	0	1
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT	005 046601900	12/31/2024	0	0	0	2	0
ZP210055	Pre-Application (Under Review)	8/16/2021	0 ELBERT	024 060806001	12/31/2024	0	0	0	0	2
PLN21151	Assigned	8/17/2021	2130 35TH AVE, Oakland, CA 94601	032 211200500	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21152	Assigned	8/17/2021	2134 35th AVE, OAKLAND, CA 94601	032 211200600	12/31/2024	0	0	0	0	1
PLN21170	Accepted	8/20/2021	490 CAPITAL ST, Oakland, CA 94610	023 041700101	12/31/2024	0	0	0	0	1
PLN21146	Incomplete	8/27/2021	868 36TH ST, Oakland, CA 94608	012 094801502	12/31/2024	0	0	0	0	2
PLN19080	Incomplete	8/31/2021	0 PINEHAVEN RD, Oakland, CA 94603	048G743302600	12/31/2024	0	0	0	0	1
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT	005 041300700	12/31/2024	0	0	0	0	1
PLN21164	Assigned	9/2/2021	0 WRENN ST, Oakland, CA 94608	029A131600400	12/31/2024	0	0	0	0	1
PLN21101	Assigned	9/10/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732004800	12/31/2024	0	0	0	0	1
PLN21171	Assigned	9/10/2021	605 ALCATRAZ AVE, Oakland, CA 94609	015 137803900	12/31/2024	0	0	0	0	2
PLN21120	Under Review	9/16/2021	9430 MACARTHUR	048 559905200	12/31/2024	0	0	0	0	3

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
			BLVD, Oakland, CA 94605							
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE, Oakland, CA 94611	012 093202600	12/31/2024	0	0	0	0	3
PLN21156	Incomplete	9/22/2021	1506 3RD ST, Oakland, CA 94607	004 010301600	12/31/2024	0	0	0	0	1
ZP210040	Pre-Application (Complete)	9/27/2021	0 CLAREMONT	048H767201300	12/31/2024	0	0	0	0	2
PLN21176	Assigned	9/27/2021	0 POTTER ST, Oakland, CA 94601	036 242702200	12/31/2024	0	0	0	0	1
PLN21179	Assigned	9/27/2021	129 ALPINE TER, OAKLAND, CA 94618	048A710705000	12/31/2024	0	0	0	0	1
PLN21180	Assigned	9/27/2021	1818 ADELINE ST, Oakland, CA 94607	005 040602700	12/31/2024	0	0	0	0	3
ZP210068	Pre-Application (Under Review)	10/4/2021	6542 GWIN	048H752401100	12/31/2024	0	0	0	0	2
PLN21192	Assigned	10/4/2021	2621 MARKET ST, Oakland, CA 94607	005 045101200	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH	009 074001400	12/31/2024	0	0	0	0	2
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD, Oakland, CA 94611	048G744801303	12/31/2024	0	0	0	0	1
PLN21195	Assigned	10/13/2021	1437 48TH AVE, Oakland, CA 94601	035 236003300	12/31/2024	0	0	0	0	1
PLN21196	Assigned	10/13/2021	0 48TH AVE, Oakland, CA 94601	035 236003400	12/31/2024	0	0	0	0	1
ZP210071	Pre-Application (Under Review)	10/19/2021	0 MOORE	048D731002200	12/31/2024	0	0	0	0	1
PLN21147	Assigned	10/19/2021	6225 HARMON AVE, Oakland, CA 94621	038 321300900	12/31/2024	0	0	0	0	3
PLN21193	Assigned	10/19/2021	0 LONDON RD, Oakland, CA 94608	029 107500100	12/31/2024	0	0	0	0	1
PLN16165-R01	Accepted	10/22/2021	696 29TH ST, Oakland, CA 94609	009 069607200	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21168	Assigned	10/28/2021	0 SKYLINE BLVD, Oakland, CA 94603	048G745002800	12/31/2024	0	0	0	0	1
PLN21114	Under Review	11/1/2021	2304 9TH AVE, Oakland, CA 94606	022 031800806	12/31/2024	0	0	0	0	2
PLN19293	Incomplete	11/15/2021	1942 48TH AVE, Oakland, CA 94601	035 238301700	12/31/2024	0	0	0	0	2
PLN21133	Incomplete	11/16/2021	2119 34TH AVE, Oakland, CA 94601	027 088103508	12/31/2024	0	0	0	0	2
PLN19051	Under Review	11/21/2021	1636 13TH AVE, Oakland, CA 94607	020 019401600	12/31/2024	0	0	0	0	1
PLN21231	Filed	11/22/2021	0 GOULDIN RD, Oakland, CA 94603	048F737204500	12/31/2024	0	0	0	0	1
PLN21212	Assigned	11/23/2021	8750 Golf Links RD, OAKLAND, CA 94605	043A464204900	12/31/2024	0	0	0	0	1
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD, Oakland, CA 94605	043A464205000	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21187	Incomplete	12/3/2021	8816 BURR ST, Oakland, CA 94605	043A464102700	12/31/2024	0	0	0	0	1
PLN21215	Assigned	12/3/2021	248 GRAVATT DR, Oakland, CA 94603	048H760605400	12/31/2024	0	0	0	0	1
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST, Oakland, CA 94607	006 001701300	12/31/2024	0	0	0	0	2
PLN21093	Incomplete	12/8/2021	3527 DWIGHT WY, Oakland, CA 94704	048H770000501	12/31/2024	0	0	0	0	1
PLN21218	Incomplete	12/9/2021	0 TRESTLE GLEN RD, Oakland, CA 94608	023 043902400	12/31/2024	0	0	0	0	1
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD, Oakland, CA 94605	048 686300604	12/31/2024	0	0	0	0	2
ZP210095	Pre-Application (Accepted)	12/13/2021	0 THORNDALE	048G744703904	12/31/2024	0	0	0	0	1
PLN21210	Assigned	12/13/2021	4452 MATTIS CT, OAKLAND, CA 94619	037 253003100	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21243	Accepted	12/15/2021	13193 SKYLINE BLVD, OAKLAND, CA	037A314204800	12/31/2024	0	0	0	0	1
PLN21197	Under Review	12/17/2021	0 48TH AVE, Oakland, CA 94601	035 236003500	12/31/2024	0	0	0	0	1
PLN21198	Under Review	12/17/2021	0 48TH AVE, Oakland, CA 94601	035 236003600	12/31/2024	0	0	0	0	1
PLN21247	Accepted	12/17/2021	0 HARRINGTON AVE, Oakland, CA 94601	032 210006000	12/31/2024	0	0	0	0	2
PLN21248	Filed	12/17/2021	0 WESTOVER DR, Oakland, CA 94603	048D730306900	12/31/2024	0	0	0	0	1
ZP210099	Pre-Application (Incomplete)	12/20/2021	0 WESTOVER	048D730301214	12/31/2024	0	0	0	0	1
PLN21254	Accepted	12/20/2021	0 WESTOVER DR, Oakland, CA 94603	048D730307200	12/31/2024	0	0	0	0	1
PLN21229	Assigned	12/21/2021	3001 E 12TH ST, Oakland, CA 94601	025 069300400	12/31/2024	0	0	0	0	2
PLN21221	Assigned	12/22/2021	0 GIRVIN DR, Oakland, CA 94611	048D730205200	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21222	Assigned	12/22/2021	0 THORNDALE DR, OAKLAND, CA 94603	048G744401000	12/31/2024	0	0	0	0	1
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE, Oakland, CA 94601	035 239001000	12/31/2024	0	0	0	0	3
PLN21226	Assigned	12/22/2021	0 MANZANITA DR, Oakland, CA 94603	048E731902000	12/31/2024	0	0	0	0	1
PLN21251	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101200	12/31/2024	0	0	0	0	1
PLN21252	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101300	12/31/2024	0	0	0	0	1
PLN21253	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101400	12/31/2024	0	0	0	0	1
PLN21224	Assigned	12/22/2021	0 BAGSHOTTE DR, Oakland, CA 94603	048D728205000	12/31/2024	0	0	0	0	1
PLN21256	Accepted	12/23/2021	NA	048D730303000	12/31/2024	0	0	0	0	1
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD, Oakland, CA 94619	029 109001401	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21161	Under Review	1/7/2022	3600 LAGUNA AVE, Oakland, CA 94602	029 099005500	12/31/2024	0	0	0	0	4
PLN21064	Under Review	1/7/2022	942 PINE ST, Oakland, CA 94607	006 003300100	12/31/2024	0	0	0	0	4
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE	040A346700500	12/31/2024	0	0	0	0	1
ZP210089	Pre-Application (Under Review)	1/25/2022	0 ARROWHEAD	048E732104802	12/31/2024	0	0	0	0	1
ZP210096	Pre-Application (Under Review)	1/31/2022	1798 EXCELSIOR	023 049600700	12/31/2024	0	0	0	0	1
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS	037A315600900	12/31/2024	0	0	0	0	1
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON	010 081002000	12/31/2024	0	0	0	0	1
PLN19268	Assigned	11/8/2019	296 27TH ST, Oakland, CA 94612	010 079800307	12/31/2025	0	0	17	0	181

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY	001 013500700	12/31/2025	0	0	3	3	7
ZP200003	Pre-Application (Filed)	1/28/2020	1223 33RD	033 219401702	12/31/2025	0	0	0	0	38
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET	005 043201203	12/31/2025	0	0	0	0	5
ZP200020	Pre-Application (Complete)	4/28/2020	1365 Willow	006 002700700	12/31/2025	0	0	0	0	21
PLN18088	Under Review	6/5/2020	2715 ADELINE ST, Oakland, CA 94607	005 044600102	12/31/2025	0	0	0	0	91
PLN15378-PUDF05	Under Review	9/21/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	18
PLN15378-PUDF06	Under Review	9/21/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	22
PLN15378-PUDF07	Under Review	9/22/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	35

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN15378-PUDF08	Under Review	9/22/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	23
PLN20147	Assigned	10/8/2020	322 BROADWAY, Oakland, CA 94607	001 013901200	12/31/2025	0	0	0	0	12
PLN20137	Incomplete	10/15/2020	419 4TH ST, Oakland, CA 94607	001 013901500	12/31/2025	0	0	0	0	69
PLN15378-PUDF010	Under Review	10/23/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	26
PLN15378-PUDF09	Under Review	10/23/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	31
PLN21010	Assigned	2/1/2021	616 14TH ST, Oakland, CA 94612	003 007102100	12/31/2025	5	0	0	0	0
PLN21047	Assigned	3/24/2021	4609 SHATTUCK AVE, OAKLAND, CA 94609	013 116000300	12/31/2025	0	0	0	0	14
PLN18522	Assigned	9/23/2020	4207 BROADWAY, Oakland, CA 94611	012 100201001	12/31/2026	0	6	0	0	121

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PUD06010-PUDF013	Under Review	10/20/2020	0 8th, OAKLAND, CA	018 046501600	12/31/2026	0	0	0	0	196
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN	029 125502200	12/31/2026	0	0	4	1	13
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET	012 095602500	12/31/2026	0	0	2	2	4
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK	015 136400100	12/31/2026	0	0	0	2	12
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH	032 203216600	12/31/2026	0	0	0	0	8
PLN21062	Assigned	4/5/2021	469 40TH ST, Oakland, CA 94609	012 097200100	12/31/2026	0	4	0	0	28
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH	002 005701100	12/31/2026	0	0	0	0	54
PLN21084	Assigned	5/24/2021	5616 M L KING JR WY, Oakland, CA 94609	014 121001801	12/31/2026	0	2	0	0	18
PLN19247	Under Review	5/24/2021	820 W MACARTHUR	012 095900903	12/31/2026	0	0	0	0	21

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
			BLVD, Oakland, CA 94608							
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE, Oakland, CA 94606	022 030800200	12/31/2026	0	2	2	0	16
ZP210045	Pre-Application (Under Review)	7/13/2021	0 PARK	024 055300402	12/31/2026	0	0	0	0	9
PLN16053	Assigned	7/19/2021	41 TUNNEL RD, Oakland, CA 94705	048H766303500	12/31/2026	0	0	0	0	44
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH	012 096700501	12/31/2026	0	0	20	20	40
ZP210043	Pre-Application (Under Review)	7/22/2021	0 KELLER	037A315201500	12/31/2026	0	0	0	0	26
PLN21140	Assigned	7/26/2021	2211 WEST ST, Oakland, CA 94612	003 002701100	12/31/2026	0	0	0	0	8
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE, Oakland, CA 94605	038 317503300	12/31/2026	0	3	0	0	25

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD, Oakland, CA 94602	028 093900802	12/31/2026	0	0	0	0	15
PLN21053	Incomplete	8/9/2021	1031 62ND ST, Oakland, CA 94608	016 144205000	12/31/2026	0	1	0	0	8
PLN21153	Assigned	8/10/2021	856 34TH AVE, Oakland, CA 94601	033 220001400	12/31/2026	0	0	0	0	6
ZP210056	Pre-Application (Under Review)	8/16/2021	0 CARROLL	022 030501600	12/31/2026	0	0	0	0	9
PLN21158	Assigned	8/23/2021	7521 MACARTHUR BLVD, Oakland, CA 94605	040 339600400	12/31/2026	0	1	0	0	10
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE, Oakland, CA 94611	010 079202000	12/31/2026	0	0	0	0	5
CMDV13321-R01-R01	Accepted	9/28/2021	2805 PARK BLVD, Oakland, CA	023 040403100	12/31/2026	0	0	0	4	16
PLN21042	Incomplete	10/5/2021	3403 PIEDMONT AVE, Oakland, CA 94611	009 073200502	12/31/2026	0	0	7	0	69

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL	037 254700900	12/31/2026	0	0	0	0	5
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO	005 046700201	12/31/2026	0	0	58	15	0
PLN21209	Assigned	11/15/2021	5527 VICENTE WY, Oakland, CA 94609	014 122401305	12/31/2026	0	0	0	0	6
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR	029A130205100	12/31/2026	0	0	9	1	29
PLN21214	Assigned	12/3/2021	5976 TELEGRAPH AVE, Oakland, CA 94609	016 138700100	12/31/2026	0	0	0	3	20
PLN21238	Accepted	12/7/2021	608 21ST ST, Oakland, CA 94606	008 064701500	12/31/2026	0	0	0	0	5
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD, Oakland, CA 94619	037A314908002	12/31/2026	0	0	0	2	18
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE, Oakland, CA 94612	003 002101000	12/31/2026	0	5	0	0	39

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST, Oakland, CA 94607	005 043701100	12/31/2026	0	2	0	0	16
ZP200040	Pre-Application (Complete)	7/8/2020	1357 5TH	018 039001007	12/31/2027	0	0	0	0	600
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST, Oakland, CA 94612	008 062100807	12/31/2027	0	26	0	0	289
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON	002 007900500	12/31/2027	0	0	0	0	253
ZP200075	Pre-Application (Complete)	10/29/2020	200 Victory	018 044000903	12/31/2027	0	0	0	0	276
PLN20141	Incomplete	11/5/2020	5200 BROADWAY, Oakland, CA 94618	014 124300101	12/31/2027	0	0	0	57	510
PLN22082	Assigned	4/26/2022	1003 E 15TH	020 013901702	12/31/2027	0	0	67	0	1
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL	025 072000702	12/31/2027	0	0	106	0	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN20101	Appealed	3/12/2021	1396 5TH ST, Oakland, CA 94607	004 006900400	12/31/2027	0	16	0	0	206
ZP210022	Pre-Application (Complete)	6/14/2021	2305 WEBSTER	008 066700503	12/31/2027	0	0	26	0	150
PLN21041	Under Review	9/16/2021	2901 BROADWAY, Oakland, CA 94611	009 070100800	12/31/2027	0	23	0	0	197
PLN21216	Assigned	11/2/2021	10550 INTERNATIONAL BLVD, Oakland, CA 94603	047 550904400	12/31/2027	0	0	164	41	2
PLN21194	Under Review	12/10/2021	233 BROADWAY, Oakland, CA 94607	001 013500100	12/31/2027	0	0	0	13	117
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH	009 068103801	12/31/2027	0	0	3	0	12
ZP210100	Pre-Application (Accepted)	12/21/2021	707 WASHINGTON	001 020302000	12/31/2027	0	0	0	0	50
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH	020 014000500	12/31/2027	0	0	42	0	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH	020 012001200	12/31/2027	0	0	0	0	5
ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH	009 074002800	12/31/2027	0	0	0	0	32
ZP210092	Pre-Application (Under Review)	1/20/2022	0 MacArthur	036 250212400	12/31/2027	0	0	0	0	14
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR	047 559502206	12/31/2027	0	0	17	16	0
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL	032 208702401	12/31/2027	0	0	0	0	12
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH	004 010800700	12/31/2028	0	0	0	38	338
ZP210001	Pre-Application (Complete)	7/22/2021	0 CASTRO	001 022101402	12/31/2028	0	200	200	0	0
ZP210073	Pre-Application	10/22/2021	1261 HARRISON	002 006300200	12/31/2028	0	0	10	0	92

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
	(Under Review)									
PLN20158	Incomplete	10/28/2021	6733 FOOTHILL BLVD, Oakland, CA 94605	039 327100505, 039 327400505, 039 327401700, 039 327401900, 039 327401608	12/31/2028	0	0	538	0	1
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE	048H752400101, 048H752300500, 048H752300400, 048H752300600, 048H752300200, 048H752300300, 048H752300900	12/31/2028	0	0	32	33	133
ZP210098	Pre-Application (Accepted)	12/15/2021	220 ALICE	001 015700600	12/31/2028	0	0	0	62	143
ZP220002	Pre-Application (Under Review)	1/5/2022	533 Kirkham	004 006900201	12/31/2028	0	0	0	0	289
ZP220004	Pre-Application	1/7/2022	430 BROADWAY	001 013900100	12/31/2028	0	0	100	0	172

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
	(Under Review)									
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL	033 215800501	12/31/2028	0	90	90	3	0
					Total	**5**	**471**	**1,735**	**321**	**5,619**
					Percent of RHNA	**0.2%**	**7.2%**	**46.3%**	**7.2%**	**48.7%**

Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous housing element cycles must be zoned at residential densities of at least 30 du/ac and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. This applies to non-vacant sites included in at least one prior cycle and vacant sites included in two or more consecutive cycles. These requirements do not apply to the moderate- and above-moderate-income RHNA.

The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous housing element cycles. There are six vacant parcels that were included in both the 4th and 5th housing element cycles (APNs 044 501400603, 044 501400500, 012 098602501, 032 208405100, 043 462000102, 023 047602101, 010 077202001). One of these parcels (APN 012 098602501) is part of a pipeline project and may be carried forward. Of the remaining five parcels, two parcels (APNs 044 501400603, 044 501400500) are part of a single City-owned surplus site that is currently subject to a Homekey proposal at City Council direction for a 124-unit modular development. An additional parcel (APN 032 208405100) is part of a different City-owned surplus site currently subject to a Homekey proposal at City Council direction for 124-unit affordable modular development. The remaining two sites are located in high resource areas that permit development over 30 du/ac and will be subject to by right zoning provisions as part of this Housing Element's Housing Action Plan to allow development with at least 20 percent affordable housing.

There are 27 non-vacant parcels included in at least one prior RHNA housing element cycle (APNs 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900). Twelve of these parcels are part of pipeline projects and may be carried forward (APNs 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900, 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 008 062403700) and an additional four parcels are included as part of active permit applications or pre-applications (APNs 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702). Two parcels (APNs 025 073300802, 025 073300803) are City-owned surplus sites with priority for affordable housing production, and an additional site (APN 041 416402403) is owned by BART. All but two of the remaining sites are located in higher resource areas. These sites are

permitted to develop over 30 du/ac and will also become subject to by right zoning provisions as part of this Housing Element's Housing Action Plan.

There are also several moderate- and above-moderate-income RHNA sites included in the inventory that were included in previous housing element cycles. Realistic capacity and development likelihood assumptions as described above are used to estimate the capacity of available 5th cycle sites included in the 6th cycle Inventory. Table C-15 provides a summary of development capacity for available 5th cycle RHNA sites by Planning Area. Specific sites carried over from the 4th and 5th housing element cycles are noted in Table C-26.

Table C-15: Development Capacity of Available 5th Cycle RHNA Sites, 2022

	Total Residential Capacity (units)		
Planning Area	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Central East Oakland	174	755	9
Coliseum/Airport	124	0	0
Downtown	440	1,412	2,006
East Oakland Hills	4	10	0
Eastlake/Fruitvale	440	683	5
Glenview/Redwood Heights	54	0	0
North Oakland Hills	0	0	0
North Oakland/Adams Point	132	568	784
West Oakland	120	458	1,270
Total Units	**1,375**	**3,886**	**4,074**

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

New Opportunity Sites

New opportunity sites not included in previous housing element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest. These sites, along with the rest of the Inventory, can be found in Table C-26 at the end of this appendix.

City-owned sites are deemed appropriate for lower-income housing as they are prioritized for development that maximizes the production of affordable housing and typically support the densities required.[8,9] Similarly, BART-owned sites are permitted to develop at high

[8] The City-owned Barcelona Parcel (APN 048 687000200) is assumed to develop as mixed-income in line with the medium density development scenario. See: https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF

[9] As noted previously, there are a number of market rate units assumed on City-owned land due to a mixed-income assumption on sites larger than 10 acres. This is to ensure that affordable units are not overconcentrated in any one project or geographic location. Further, although City Council provided direction to prioritize 100% affordable

densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.[10] When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. Oakland's major specific plan areas also provide opportunities for higher-density residential development. The West Oakland Specific Plan (WOSP), the Lake Merritt Station Area Plan (LMSAP), the Broadway Valdez District Specific Plan (BVDSP), and the Draft Downtown Oakland Specific Plan (DOSP) in particular contain a number of opportunity sites. Other opportunity sites include those suggested by community members and members of the Oakland City Council, those likely to redevelop during the planning period, and sites owned by faith-based organizations that are likely to be developed in partnership with the Local Initiatives Support Coalition (LISC).[11] The development capacity of these new opportunity sites is summarized in Table C-16 below.

Table C-16: Development Capacity of New Opportunity Sites, 2022

	Total Residential Capacity (units)[1]		
Site Type[1]	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Vacant	1,241	227	1,832
City-Owned	1,949	361	1,151
BART-Owned	633	0	0
WOSP	31	157	0
LMSAP	54	0	0
BVSP[2]	-	-	-
DOSP	768	201	420
LISC Faith-Based Projects	252	56	19
Potential Development Projects	1,866	211	6,525
Total Development Capacity (units)	**7,227**	**1,191**	**8,260**

1. Sites may be contained in multiple categories, therefore unit counts should not be summed. Does not include the capacity of 5th cycle RHNA sites or pipeline projects. Potential development projects are included in the totals.

2. Opportunity sites located in the BVSP were all included in the 5th cycle RHNA.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

development in the December 2018 Public Lands Policy resolution, no specific City policy has yet been implemented to enforce this provision. The City will utilize public land to maximize the production of affordable housing – which may include mixed-income projects that can produce more total units than a 100% affordable project would be able to.

[10] These projects meet the default density of 30 du/ac and are prioritized for affordable housing projects, and are thus assumed to appropriate to accommodate lower-income development.

[11] Through the Alameda County Housing Development Capacity Building Program, Bay Area LISC provides targeted technical assistance, training, and tailored grant resources to support a cohort of faith-based landowners to develop affordable housing on their properties. The roster of projects currently in the program was provided by LISC during the community outreach process, and includes residential capacity and affordability levels for each project.

OTHER CONSIDERATIONS

In addition to realistic capacity and density provisions, there are several other considerations that should be factored into site selection and capacity. This section provides an assessment of Oakland's 2023-2031 Inventory in light of these factors.

Site Size

State HCD has established parameters for the size of lower-income sites in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower-income housing development as they may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are larger than 10.0 acres in size are also not considered suitable, as they made lead to an over concentration of affordable housing or make the project infeasible. These parameters do not apply to sites selected for moderate- or above-moderate-income housing. There have been a number of recent projects with lower-income units that have been permitted on parcels smaller than 0.5 acres in recent years. These projects, as reported in the City's Annual Progress Reports, are provided in Table C-17 below. Further, on November 16, 2021, the City updated its zoning regulations to authorize residential occupancy of recreational vehicles (RVs), mobile homes, and manufactured homes on private property in all areas where housing is permitted. While these housing options may not meet State HCD's parameters for site size, they provide an additional avenue through which housing for extremely-low-income and unhoused residents can be provided.

Table C-17: Lower-Income Projects on Small Sites, 2018-2021

				Residential Capacity (units)			
Project Name	*APN*	*Address*	*Acres*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
Inn @ Temescal (Homekey Project)	012 094502801	3720 TELEGRAPH AVE	0.24	21	0	0	1
Cherry Hill (aka 95th & International)	044 496700100	9409 INTERNATIONAL BLVD	0.08	54	0	0	1
Nova	009 069902301	445 30TH ST, Oakland, CA 94609	0.26	56	0	0	1
Clifton Hall (Homekey Project)	014 124600200	5276 Broadway	0.28	41	20	0	2
3268 San Pablo	009 072200700	3268 SAN PABLO AVE, Oakland, CA 94608	0.26	31	19	0	1
514-524 41st ST	012 101300701	524 41ST ST	0.20	0	1	0	4

1. Affordable to lower-income households.

2. Residential capacity not related to non-vacant sites.

Source: State HCD, Annual Progress Reports, 2018-2021; City of Oakland, 2022

There are 81 parcels in the inventory smaller than 0.5 acres selected to accommodate lower-income units (only including those parcels not part of a pipeline project). However, 34 of these parcels are part of sites that are larger than 0.5 acres in total. An additional 27 of these parcels are considered potential projects due to either an active permit application or pre-application – these proposals explicitly include provisions for lower-income units and provide indication that a developer has interest in developing the site. An additional five sites are owned by BART and will be prioritized for affordable development, two sites are owned by faith-based organizations that have expressed interest in development, on one site there is active loan interest from Oakland HCD, and finally one site is the location of the Piedmont Place Homekey site. There are eight remaining parcels smaller than 0.5, (APNs 013 110802401, 023 047602101, 026 083402201, 014 124000901, 010 077202001, 011 083600101, 026 083500601, 016 142402205) which are considered appropriate for lower-income housing (approximately 137 units, with sites estimates ranging from approximately 25 to 59 percent of the maximum capacity) since they are located in high or highest resource TCAC designations and are in close proximity to transit and other amenities, both of which will increase the financial feasibility of development on these sites. These sites were identified in the prior RHNA cycle; all eight of these sites are permitted to develop with at least 30 du/ac and will permit at least 20 percent of units to be affordable by right.

There are 3 parcels larger than 10.0 acres that have been identified to accommodate lower-income units (not including parcels that are part of an active pipeline project). Two parcels are part of the same pre-application project (APNs 048H752400101 and 048H752300900, Record ID – ZP210085), which consists of a subdivision of 67 lots for single-family homes and one 131-unit mixed-income multifamily development. It is assumed that 24.0 percent of the 131-unit project will be suitable for lower-income households. This project includes eight parcels in total across about 39.0 acres. The second parcel (APN 042 432800116) is owned by the City and consists of an empty lot next to the Operation HomeBase Site.[12] This is a surplus lands site that is part of Coliseum City and subject to exclusive negotiations with the African American Sports and Entertainment Group. It is assumed to develop at a mix of income levels so as to not concentrate lower-income units. Further, there is an additional site consisting of multiple parcels (APNs 039 329900300, 039 329900202, 039 329102200, 039 329900102) which is about 10.6 acres consisting of opportunity areas in and around the Eastmont Mall, including parking lots. Since the site is large it is assumed to develop with a mix of incomes. Information about mixed-income affordability mix is found on p. C-46.

Reliance on Non-Vacant Sites

State law requires that if non-vacant sites are relied upon to accommodate more than 50 percent of the RHNA for lower-income households, then a housing element must provide findings based on substantial evidence that the existing use does not constitute an impediment to development and that it will likely be discontinued during the planning period. Per State HCD guidance, the sum of lower-income RHNA capacity on vacant sites and other alternatives not related to capacity on non-vacant sites should be used to determine this percentage. Just over 50 percent of the lower-income RHNA capacity is met through vacant sites and other alternatives, see Table C-18.

Table C-18: Lower-Income Reliance on Non-Vacant Sites

Adjustment Factor	*Number of Lower-Income Units*
Pipeline Projects	2,711
ADU Capacity[1]	1,324
Adequate Sites Alternative	80
Capacity on Vacant Sites	1,264
Total Capacity[2]	**5,185**
Oakland Lower Income RHNA	**10,261**
RHNA on Non-Vacant Sites	**10,261 – 5,185= 5,076**
Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites	**5,076/10,261 = 49.5%**

1. Affordable to lower-income households.

2. Residential capacity not related to non-vacant sites.

[12] Operation HomeBase is a COVID-19 isolation trailer program located on Hegenberger Road in East Oakland. Operation HomeBase provides a safe place for high-risk people to self-isolate and maintain their safety and health.

Source: Dyett & Bhatia, 2022

Replacement Housing Requirements

The Housing Crisis Act of 2019 mandates that new residential development must replace any demolished residential units on a one-to-one ratio. Further, new development must also replace "protected units" subject to rent or price control with comparable affordable units and provide displaced tenants with a right of return. All sites included in the inventory with existing units are likely to develop at a higher capacity than is currently available on the site, including pipeline projects. There are no known sites with lower-income or protected units that will be demolished contained in the Inventory.

C.4 Fair Housing Assessment of the Inventory

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in Environmental Justice[13] communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against AFFH criteria and ongoing environmental justice efforts, the Housing Element is an important step in achieving an equitable future in Oakland.

In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAPs) into areas of opportunity. To achieve these ends, the Housing Element must identify improved or exacerbated conditions and the isolation of the RHNA (i.e., geographic concentration of units by income category. Traditionally, this assessment is conducted using the opportunity areas mapped by State HCD/TCAC—as described further in Appendix D—and other AFFH factors. While these factors are important considerations – they are not the final decision factor in site selection, especially as statewide mapping efforts may not always match the lived experience of residents. For instance, as can be seen in Figure C-8 below, industrial areas with very low population densities in West Oakland are considered "high resource."

[13] SB 1000 requires Cities to identify low-income communities that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. While State law refers to these as "disadvantaged communities," the City of Oakland has opted to use the term "environmental justice communities," in line with recommendations from the California Environmental Justice Alliance. For more information, see: California Environmental Justice Alliance/PlaceWorks, SB 1000 Implementation Toolkit: Planning for Healthy Communities, October 2017, available for download at http://www.caleja.org/sb1000-toolkit.

Chart C-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. In the subsequent sections, the methodology for each step is explained.

Chart C-1: Housing Sites Inventory Development Process



ESTABLISH RHNA TARGET

As discussed in Section C.1, the RHNA for the 2023-2031 cycle is 26,251 units. The City has determined that a 15.0 percent buffer will be adequate to ensure that the housing inventory will meet the requirement of the no net loss rule. In total, the 6th cycle RHNA with the 15.0 percent buffer is a target of 30,189 units – 7,488 very-low-income, 4,313 low-income, 5,126 moderate-income, and 13,263 above-moderate-income units. This also includes a target of 3,744 extremely-low-income units, which is assumed to be half of very-low-income need.

PRELIMINARY SITES INVENTORY

The initial sites considered for inclusion in the Inventory were active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. These "earmarked" housing sites either displayed potential for development or were otherwise vetted as appropriate for additional housing development.

As shown in Table C-19, earmarked sites—comprised of those that can be credited toward RHNA and those still available from the 5th cycle inventory—met 74.6 percent of the 6th cycle RHNA target. An additional 16,682 units located on new opportunity sites were identified (using the methodology described in Section C.3 above) to meet the remaining 6,167 units still needed to meet the target and create a significant buffer. By income level, the overall total of earmarked and new opportunity sites results in a surplus capacity of 1,601 very-low- and low-income units, 1,289 moderate-income units, and 7,133 above-moderate-income units. However, the proportion of lower-income capacity provided in moderate to highest resource areas falls below the average for the total sites inventory.

Table C-19: Preliminary Housing Sites Inventory

Housing Site Type	*Very-Low- and Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
RHNA Credits[1]	3,921	760	9,718	14,399
RHNA 5 Sites	714	3,795	688	5,197
Potential Projects/New Opportunity Sites	7,227	1,191	8,260	16,686
Percent of Capacity in Moderate to Highest Resource Tracts[2]	**34.7%**	**29.9%**	**60%**	**63.0%**

1. Includes pipeline projects, projected ADUs, and adequate sites alternative projects.
2. Census tract resource levels are derived from TCAC Opportunity Maps.

Source: Dyett & Bhatia, 2022

AFFH ASSESSMENT OF PRELIMINARY SITES INVENTORY

While the RHNA is met for each income category based on these pre-established housing sites, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. As discussed further in Appendix D, the California Fair Housing Task Force Opportunity maps developed by TCAC and State HCD indicate that a significant portion (about 60.0 percent) of Oakland is considered low resource or high segregation and poverty. However, many of these areas are in fact thriving communities in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines, and are generally suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource. It should also be noted that investment in "lower resource" neighborhoods, including through affordable housing projects, should not discouraged in neighborhoods that have been traditionally disinvested in – including neighborhoods like West and East Oakland. The City should also invest in affordable housing in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—in parallel with other investments in equitable access to transit, public facilities, food access, and other amenities.

Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies[14] for communities in historically

[14] Place-based strategies address the physical, social, structural and economic conditions of a community that affect the well-being of the children, families and individuals who live there. Place-based strategies include any effort to enhance the livability and quality of life in a given community. An important purpose of place-based strategies is to develop local solutions to poverty and inequality by addressing community-level problems such as limited employment opportunities, poor housing, under-resourced schools, social isolation and poor or fragmented service provisions that lead to gaps or duplication of effort. For more information, see: Rood, S. and McGroder, S. "Promoting Place-Based Strategies to Address Poverty: Exploring the Governor's Role." *National Governors Association*, 2017. Available at https://www.ddcf.org/globalassets/17-0118-nga-place-based-strategies-to-address-poverty-issue-brief.pdf.

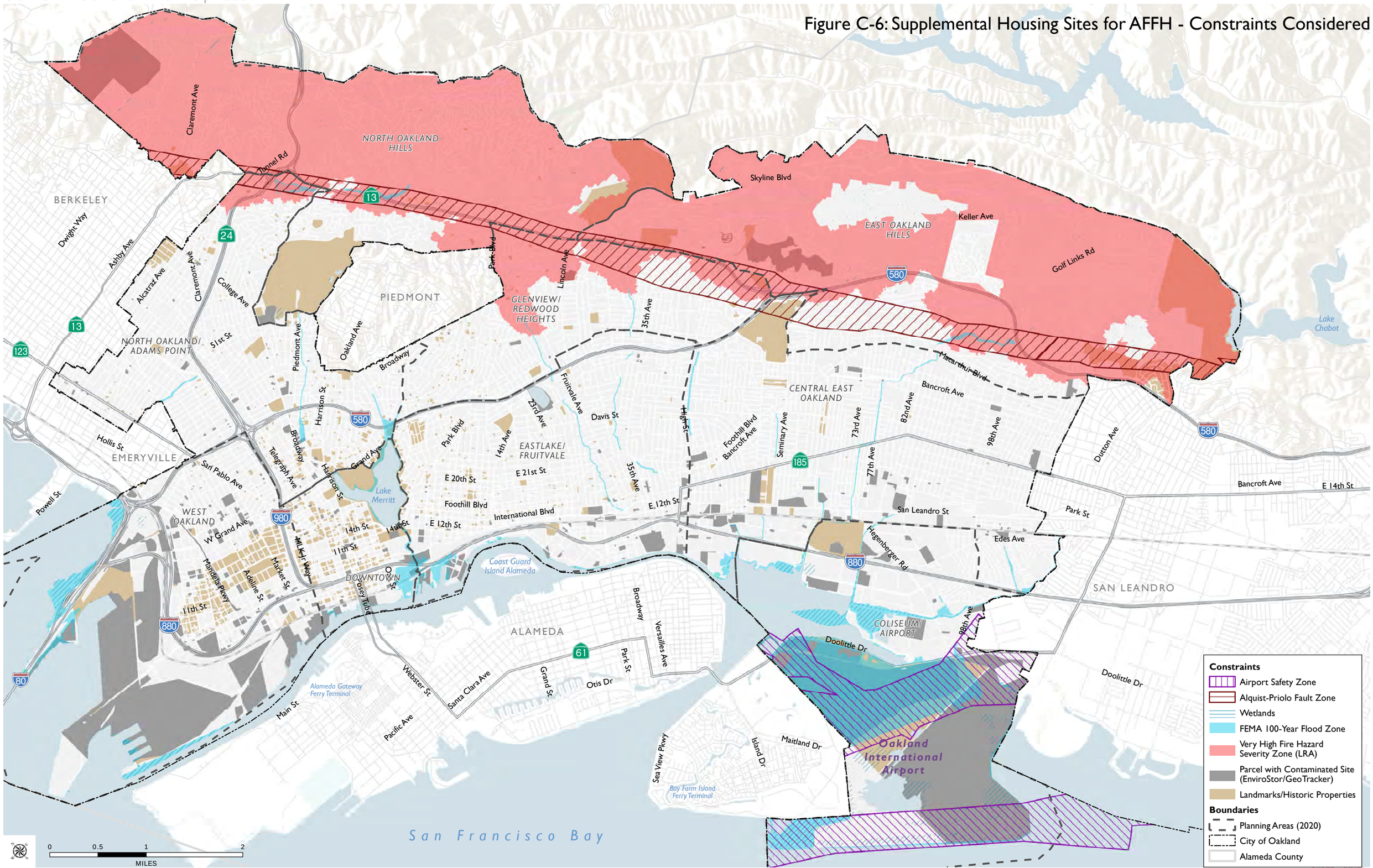
marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

SUPPLEMENTAL SITES TO ACHIEVE AFFH

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority; therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in these neighborhoods.

Starting from the entire universe of parcels in Oakland, sites were filtered out based on objective physical constraints and opportunity metrics. As discussed earlier, opportunity sites were selected based on their vacancy status, AV ratio, and FAR. Constrained sites—including those in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by FEMA, VHFHSZ identified by the California Department of Forestry and Fire Protection (CAL FIRE), and contaminated sites or those with known hazards (identified in EnviroStor or GeoTracker)—were removed from consideration. Further, sites smaller than 0.5 acres and larger than 10 acres in size were removed from consideration per State HCD guidance, as were sites with existing uses that serve the community (e.g., community health centers and grocery stores) and those that are not appropriate for housing development (e.g., industrial). Sites already included in the preliminary sites inventory were also excluded. Figure C-6 provides the considerations applied in filtering for viable sites.

Figure C-6: Supplemental Housing Sites for AFFH - Constraints Considered



SOURCE: US Department of Fish and Wildlife Service, 2018; CA Geological Survey, 2019; FEMA, 2021; CAL FIRE, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Urban and Regional Planners

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[15] After completing this exercise, an additional 74 potential parcels were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further the objectives of AFFH. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization factors, local knowledge of the sites, and aerial images of the current state of the property. Figure C-7 maps the locations of these supplemental "AFFH sites," which are listed in Table C-20 below and identified in Table C-26.

Table C-20: Supplemental AFFH Sites

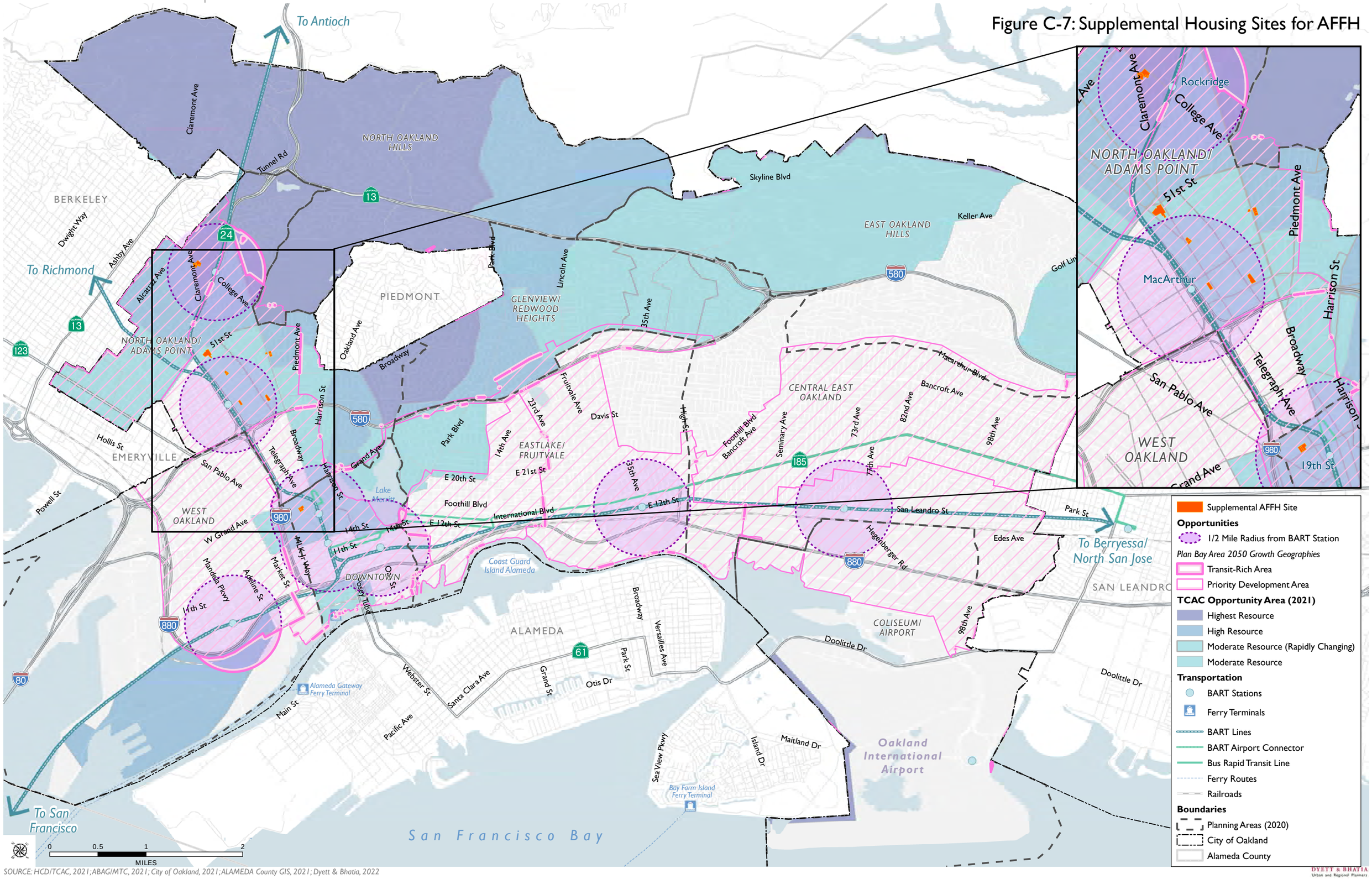
APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	182	Moderate Resource	Underutilized commercial area
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	35	Moderate Resource	Underutilized medical office surrounded by new multifamily development
014 126803501; 014 126803600; 014 126801200; 014 126800901; 014 126801101	6028 CLAREMONT AVE OAKLAND 94618	2.1 (combined total)4	96	Highest Resource	Underutilized, closed office surrounded by parking lots, adjacent to residential
013 110902001, 013 110902200, 013 110902501	4200 - 4224 BROADWAY OAKLAND 94611	0.8	47	High Resource	Grouped strip of underutilized commercial and office sites

[15] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
012 100200900,	4225 BROADWAY OAKLAND 94611	0.15	8	Moderate Resource/Moderate Resource (Rapidly Changing)	Underutilized commercial site with previous development interest and adjacent to a potential residential project.
008 064503301, 008 064500901, 008 064502805	525 21ST ST OAKLAND 94612	1.3	137	Moderate Resource	Group of underutilized and low-density office/commercial, adjacent to new high-density multifamily development.
013 109902600, 013 109902501, 013 109902800	4400 TELEGRAPH AVE OAKLAND 94609	0.6	24	Moderate Resource	Group of underutilized commercial/retail
012 097601502	380 W MACARTHUR BLVD OAKLAND 94609	1.1	17	Moderate Resource (Rapidly Changing)	Former AAA building across from Mosswood Park - temporarily used by Kaiser, and has high housing potential

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

Figure C-7: Supplemental Housing Sites for AFFH



SOURCE: HCD/TCAC, 2021; ABAG/MTC, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

IMPROVED OR EXACERBATED CONDITIONS

As noted in the previous section, sites were selected in a manner to both further invest in historically disadvantaged communities and decrease displacement pressures, and to provide additional access to existing higher resourced neighborhoods. The breakdown of residential capacity by resource area and other AFFH considerations is included in Table C-21 below, and the location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure C-8.

Most residential capacity at all income levels in located in the low resource and high segregation and poverty areas, as shown in Table C-21. This is largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will likely further increase the proportion of lower-income housing available in these neighborhoods.

An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. These actions, as outline in the Housing Action Plan, will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

Table C--21: Residential Capacity by Fair Housing Issues

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001400100	1,293	0	0	63	25.7%	Highest Resource	8.0%	30.1%	0.0%	Stable/Advanced Exclusive
6001400200	847	0	26	2	26.5%	Highest Resource	25.4%	19.3%	0.0%	Stable Moderate/Mixed Income
6001400300	2,441	0	0	7	32.0%	High Resource	38.9%	35.2%	0.0%	Stable Moderate/Mixed Income
6001400400	1,802	0	3	22	36.3%	High Resource	36.9%	31.7%	0.1%	Stable Moderate/Mixed Income
6001400500	1,606	0	2	16	54.6%	High Resource	50.2%	37.9%	0.9%	Advanced Gentrification
6001400600	673	0	0	1	50.7%	High Resource	51.2%	39.4%	0.0%	Advanced Gentrification
6001400700	1,951	2	0	28	61.7%	Moderate Resource	73.0%	37.8%	1.5%	Advanced Gentrification
6001400800	1,652	1	69	25	56.5%	Moderate Resource	64.0%	43.9%	1.9%	Early/Ongoing Gentrification
6001400900	1,078	0	45	0	58.4%	Moderate Resource	66.5%	56.4%	0.0%	Advanced Gentrification
6001401000	2,470	81	67	144	66.6%	Low Resource	64.6%	49.4%	7.5%	Early/Ongoing Gentrification
6001401100	2,071	27	38	101	47.6%	Moderate Resource	67.3%	41.6%	0.3%	Advanced Gentrification
6001401200	1,230	6	75	146	39.0%	Moderate Resource (Rapidly Changing)	46.4%	39.3%	1.0%	Advanced Gentrification
6001401300	1,827	48	220	718	61.6%	Low Resource	81.7%	47.7%	9.6%	At Risk of Gentrification
6001401400	1,598	3	72	50	74.3%	Low Resource	70.3%	53.9%	5.6%	Early/Ongoing Gentrification
6001401500	1,142	190	28	3	63.1%	Low Resource	73.3%	51.0%	3.5%	Early/Ongoing Gentrification
6001401600	896	20	65	428	71.3%	Low Resource	73.4%	51.5%	4.3%	Early/Ongoing Gentrification
6001401700	1,295	101	103	523	61.1%	Low Resource	63.2%	29.4%	7.0%	Advanced Gentrification
6001401800	677	78	46	26	66.5%	Low Resource	85.9%	31.0%	11.2%	Early/Ongoing Gentrification
6001402200	871	339	240	2,585	70.1%	Low Resource	75.4%	55.4%	10.3%	Early/Ongoing Gentrification

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001402400	1,221	49	79	7	75.9%	Low Resource	84.4%	56.7%	1.8%	At Risk of Gentrification
6001402500	734	0	0	1	89.1%	High Segregation & Poverty	69.7%	48.3%	4.8%	At Risk of Gentrification
6001402600	631	400	35	82	85.6%	High Segregation & Poverty	82.0%	49.6%	4.0%	At Risk of Gentrification
6001402700	693	163	12	399	76.8%	Moderate Resource	60.2%	37.9%	4.9%	Advanced Gentrification
6001402800	2,389	102	91	827	71.8%	Moderate Resource	81.8%	42.0%	2.7%	At Risk of Gentrification
6001402900	949	493	559	1,539	78.4%	Moderate Resource	78.7%	44.7%	0.0%	At Risk of Gentrification
6001403000	1,469	40	255	975	93.5%	High Segregation & Poverty	79.9%	54.3%	6.5%	At Risk of Gentrification
6001403100	898	0	412	817	72.2%	High Segregation & Poverty	60.9%	50.5%	9.8%	Early/Ongoing Gentrification
6001403300	2,143	197	702	1,330	73.8%	Low Resource	53.9%	49.7%	8.1%	Low-Income/Susceptible to Displacement
6001403400	2,838	0	68	253	60.5%	Moderate Resource (Rapidly Changing)	59.8%	42.1%	3.1%	Early/Ongoing Gentrification
6001403501	2,655	146	57	2,037	62.5%	Moderate Resource	77.1%	52.4%	5.5%	Early/Ongoing Gentrification
6001403502	1,158	0	0	10	58.0%	Moderate Resource	35.0%	40.6%	5.6%	Early/Ongoing Gentrification
6001403600	2,643	1	0	13	70.7%	High Resource	39.0%	41.9%	1.9%	At Risk of Becoming Exclusive
6001403701	1,738	0	0	0	57.0%	High Resource	46.6%	37.8%	1.8%	Advanced Gentrification
6001403702	1,102	4	14	36	48.1%	Moderate Resource	56.1%	26.7%	0.0%	Advanced Gentrification
6001403800	1,814	0	0	0	32.3%	Highest Resource	32.6%	33.2%	4.3%	Becoming Exclusive
6001403900	2,059	0	0	1	42.7%	High Resource	29.4%	38.0%	0.9%	Advanced Gentrification

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001404000	1,638	6	21	54	44.8%	Moderate Resource	40.6%	41.4%	1.7%	Stable Moderate/Mixed Income
6001404101	1,660	0	0	0	37.8%	High Resource	30.5%	35.4%	0.0%	Becoming Exclusive
6001404102	1,657	100	0	0	33.5%	Moderate Resource	54.0%	41.8%	0.8%	Stable Moderate/Mixed Income
6001404200	1,286	0	45	405	38.3%	Highest Resource	13.3%	25.0%	0.0%	Stable/Advanced Exclusive
6001404300	1,284	0	0	5	34.7%	Highest Resource	11.6%	49.0%	0.0%	Stable/Advanced Exclusive
6001404400	2,315	31	3	186	33.0%	Highest Resource	14.3%	27.1%	0.0%	Stable/Advanced Exclusive
6001404501	659	0	0	2	33.6%	Highest Resource	6.2%	0.0%	0.0%	Stable/Advanced Exclusive
6001404502	2,483	0	2	26	24.5%	Highest Resource	12.1%	41.5%	0.0%	Stable/Advanced Exclusive
6001404600	1,783	4	0	36	30.3%	High Resource	6.0%	19.7%	0.6%	Stable/Advanced Exclusive
6001404700	805	0	0	2	30.4%	High Resource	10.1%	35.8%	0.0%	Stable/Advanced Exclusive
6001404800	1,159	9	1	30	50.6%	Moderate Resource	27.8%	58.2%	3.2%	Becoming Exclusive
6001404900	1,860	0	0	13	43.9%	High Resource	44.6%	28.5%	0.7%	Becoming Exclusive
6001405000	1,446	0	0	6	38.4%	High Resource	19.1%	42.9%	0.0%	Stable/Advanced Exclusive
6001405100	1,608	0	0	1	35.0%	Highest Resource	11.6%	19.4%	0.0%	Stable/Advanced Exclusive
6001405200	2,414	1	61	52	61.7%	Moderate Resource	47.9%	41.5%	0.0%	Advanced Gentrification
6001405301	1,572	4	0	17	47.4%	Moderate Resource	53.4%	40.3%	2.0%	Early/Ongoing Gentrification
6001405302	1,377	3	0	24	69.2%	Low Resource	80.4%	42.2%	7.2%	At Risk of Gentrification
6001405401	1,657	0	0	11	79.5%	Low Resource	77.7%	51.3%	14.1%	At Risk of Gentrification
6001405402	1,180	109	0	1	82.8%	Low Resource	57.4%	44.7%	7.2%	At Risk of Gentrification
6001405500	1,572	0	0	14	78.6%	Moderate Resource	63.7%	43.9%	10.8%	At Risk of Gentrification
6001405600	1,386	0	0	2	73.5%	Moderate Resource	59.5%	49.6%	5.8%	Early/Ongoing Gentrification

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001405700	1,368	0	0	0	85.6%	Low Resource	47.1%	46.3%	8.0%	At Risk of Gentrification
6001405800	1,338	0	0	6	85.0%	Low Resource	75.8%	59.7%	11.5%	At Risk of Gentrification
6001405901	1,100	0	2	1	96.3%	High Segregation & Poverty	85.3%	56.7%	18.6%	At Risk of Gentrification
6001405902	925	1	0	1	91.2%	Low Resource	62.4%	66.8%	15.6%	At Risk of Gentrification
6001406000	1,551	471	238	1,813	81.5%	High Segregation & Poverty	74.3%	42.7%	9.7%	At Risk of Gentrification
6001406100	1,475	359	186	73	85.1%	Low Resource	59.0%	63.1%	3.9%	Low-Income/Susceptible to Displacement
6001406201	1,485	61	18	12	94.7%	Low Resource	76.1%	58.5%	31.3%	At Risk of Gentrification
6001406202	1,337	255	14	1	90.5%	High Segregation & Poverty	80.5%	46.2%	29.5%	At Risk of Gentrification
6001406300	1,255	2	0	7	87.4%	Low Resource	78.6%	41.7%	11.1%	At Risk of Gentrification
6001406400	748	0	0	1	68.5%	Low Resource	58.6%	62.8%	7.9%	Low-Income/Susceptible to Displacement
6001406500	1,948	0	0	3	88.3%	Low Resource	71.3%	65.3%	11.5%	At Risk of Gentrification
6001406601	1,746	0	0	0	85.1%	Low Resource	63.3%	60.5%	3.6%	Low-Income/Susceptible to Displacement
6001406602	941	0	32	3	87.4%	Low Resource	66.7%	62.5%	0.3%	Low-Income/Susceptible to Displacement
6001406700	2,178	0	0	31	54.9%	Moderate Resource	29.0%	51.9%	1.2%	Stable Moderate/Mixed Income
6001406800	1,360	0	0	1	66.9%	Moderate Resource (Rapidly Changing)	44.9%	45.3%	2.5%	Becoming Exclusive

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001406900	1,551	0	0	8	53.0%	Moderate Resource	43.2%	42.7%	4.6%	Stable Moderate/Mixed Income
6001407000	1,991	0	2	0	86.9%	Low Resource	69.0%	60.7%	11.1%	Low-Income/Susceptible to Displacement
6001407101	1,056	233	0	5	95.1%	High Segregation & Poverty	62.6%	47.9%	21.4%	At Risk of Gentrification
6001407102	1,355	0	39	12	90.1%	Low Resource	72.4%	49.0%	12.8%	At Risk of Gentrification
6001407200	1,927	0	117	6	90.5%	High Segregation & Poverty	78.7%	58.7%	24.7%	At Risk of Gentrification
6001407300	730	36	0	5	88.2%	Low Resource	69.2%	54.3%	16.5%	Low-Income/Susceptible to Displacement
6001407400	1,127	0	127	10	98.2%	Low Resource	80.7%	43.9%	18.8%	At Risk of Gentrification
6001407500	1,358	0	34	3	95.8%	High Segregation & Poverty	80.8%	54.4%	6.8%	At Risk of Gentrification
6001407600	2,123	0	9	8	83.2%	Low Resource	69.3%	68.4%	6.6%	Ongoing Displacement
6001407700	1,651	103	0	28	70.0%	Low Resource	38.3%	52.9%	2.6%	Stable Moderate/Mixed Income
6001407800	748	0	0	24	68.8%	Low Resource	46.0%	57.5%	1.3%	High Student Population
6001407900	1,126	174	39	6	50.3%	Moderate Resource (Rapidly Changing)	30.1%	62.9%	3.2%	Becoming Exclusive
6001408000	1,037	0	2	19	45.3%	Moderate Resource	7.3%	23.7%	2.0%	Stable/Advanced Exclusive
6001408100	2,717	0	0	62	60.0%	Moderate Resource	17.4%	55.8%	1.1%	At Risk of Becoming Exclusive
6001408200	1,961	0	0	4	81.8%	Low Resource	47.1%	62.4%	2.6%	Low-Income/Susceptible to Displacement
6001408300	1,828	0	13	10	77.5%	Low Resource	61.0%	53.0%	3.4%	Becoming Exclusive

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001408400	1,157	1	12	10	92.6%	Low Resource	71.2%	64.7%	7.4%	Low-Income/Susceptible to Displacement
6001408500	1,611	0	37	0	97.6%	Low Resource	75.9%	62.1%	21.3%	Low-Income/Susceptible to Displacement
6001408600	1,811	607	156	507	96.7%	Low Resource	73.1%	75.9%	15.7%	Low-Income/Susceptible to Displacement
6001408700	2,455	0	7	4	91.6%	Low Resource	78.6%	58.3%	13.3%	Low-Income/Susceptible to Displacement
6001408800	2,225	59	291	5	94.6%	High Segregation & Poverty	87.4%	59.8%	11.7%	Low-Income/Susceptible to Displacement
6001408900	1,016	0	48	1	95.1%	High Segregation & Poverty	85.2%	51.4%	12.6%	Low-Income/Susceptible to Displacement
6001409000	1,135	124	273	683	98.0%	Low Resource	83.5%	59.5%	19.8%	Low-Income/Susceptible to Displacement
6001409100	675	0	0	2	98.0%	Low Resource	64.6%	54.8%	10.3%	At Risk of Gentrification
6001409200	982	0	0	0	97.5%	Low Resource	87.8%	72.9%	11.3%	Low-Income/Susceptible to Displacement
6001409300	1,627	0	21	1	95.2%	Low Resource	66.0%	63.5%	17.9%	Low-Income/Susceptible to Displacement
6001409400	1,268	54	32	402	95.5%	Low Resource	67.9%	61.9%	33.9%	Low-Income/Susceptible to Displacement
6001409500	1,131	0	0	0	95.8%	High Segregation & Poverty	77.8%	65.6%	19.4%	Low-Income/Susceptible to Displacement
6001409600	1,484	0	28	0	96.8%	Low Resource	76.0%	52.0%	20.0%	At Risk of Gentrification
6001409700	1,577	5	6	36	96.5%	Low Resource	74.5%	66.4%	12.7%	Low-Income/Susceptible to Displacement

		Inventory Capacity			AFFH Indicators					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001409800	1,294	50	4	6	79.6%	Low Resource	47.7%	58.6%	6.8%	Stable Moderate/Mixed Income
6001409900	1,423	0	19	318	71.3%	Low Resource	17.8%	32.5%	0.0%	Stable Moderate/Mixed Income
6001410000	1,227	0	0	4	71.2%	Moderate Resource	41.7%	37.8%	3.7%	Stable Moderate/Mixed Income
6001410100	1,100	17	18	6	87.6%	Low Resource	56.6%	52.2%	3.7%	Low-Income/Susceptible to Displacement
6001410200	1,127	0	10	37	98.5%	Low Resource	69.0%	61.8%	9.7%	At Risk of Gentrification
6001410300	1,023	0	0	0	97.8%	Low Resource	89.3%	66.8%	27.1%	Low-Income/Susceptible to Displacement
6001410400	1,351	138	18	1	93.6%	Low Resource	54.2%	48.8%	14.6%	Low-Income/Susceptible to Displacement
6001410500	925	0	48	345	85.1%	High Segregation & Poverty	86.6%	52.1%	2.8%	At Risk of Gentrification
6001421600	1,537	0	0	0	26.5%	High Resource	29.2%	32.8%	0.8%	Stable Moderate/Mixed Income
6001422000	928	0	0	0	35.7%	Moderate Resource	49.0%	41.5%	0.4%	Stable Moderate/Mixed Income
6001422600	26	0	0	0	61.4%	Highest Resource	46.1%	NA	0.0%	High Student Population
6001422700	1,053	0	0	0	54.6%	Moderate Resource	78.9%	69.9%	7.9%	High Student Population
6001423700	1,305	0	0	0	38.6%	Moderate Resource	41.8%	48.4%	0.0%	High Student Population
6001423800	1,306	0	0	0	20.6%	Highest Resource	14.6%	36.1%	1.0%	Stable Moderate/Mixed Income
6001423901	818	0	0	0	37.2%	High Resource	44.2%	51.2%	0.0%	Advanced Gentrification

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001423902	712	0	0	0	29.3%	Highest Resource	30.6%	36.4%	2.6%	Advanced Gentrification
6001424001	1,426	0	0	0	53.2%	High Resource	62.4%	58.4%	5.6%	Advanced Gentrification
6001424002	934	0	0	0	72.6%	Moderate Resource (Rapidly Changing)	64.4%	46.5%	3.3%	Advanced Gentrification
6001425101	1,159	0	0	0	41.6%	Moderate Resource	41.0%	35.6%	4.3%	Advanced Gentrification
6001425102	2,022	0	0	0	66.0%	Moderate Resource	36.8%	44.1%	1.1%	Advanced Gentrification
6001425103	1,429	0	0	0	56.4%	Moderate Resource	41.6%	42.3%	0.0%	Advanced Gentrification
6001425104	1,958	0	0	0	63.9%	Low Resource	61.5%	51.2%	1.9%	Low-Income/Susceptible to Displacement
6001426100	2,178	0	0	0	26.7%	Highest Resource	8.7%	16.4%	0.8%	Stable/Advanced Exclusive
6001426200	1,660	0	0	0	32.4%	Highest Resource	10.6%	25.4%	0.3%	Stable/Advanced Exclusive
6001427100	1,420	0	0	0	35.8%	Moderate Resource	18.4%	18.6%	1.2%	Stable Moderate/Mixed Income
6001427200	1,597	254	0	0	60.0%	Moderate Resource	52.2%	44.2%	4.8%	Becoming Exclusive
6001427300	2,058	254	0	0	62.7%	Moderate Resource (Rapidly Changing)	43.8%	55.3%	5.2%	Advanced Gentrification
6001428301	2,492	0	0	0	68.3%	Highest Resource	22.1%	31.9%	0.6%	Becoming Exclusive
6001428700	1,380	0	0	0	72.6%	Low Resource	46.4%	30.6%	7.9%	Advanced Gentrification
6001430102	900	0	0	0	42.2%	Highest Resource	26.7%	23.3%	0.0%	Stable Moderate/Mixed Income
6001430400	716	0	0	0	41.0%	High Resource	16.8%	0.0%	0.0%	Stable Moderate/Mixed Income
6001432100	1,458	0	0	0	54.9%	Moderate Resource	21.4%	44.9%	0.1%	Stable Moderate/Mixed Income

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001432200	1,680	0	0	0	65.4%	Moderate Resource	45.7%	55.0%	2.6%	Low-Income/Susceptible to Displacement
6001432300	1,655	0	0	0	80.9%	Low Resource	35.0%	40.4%	5.0%	Stable Moderate/Mixed Income
6001432400	1,832	0	0	0	83.0%	Low Resource	55.1%	52.7%	8.5%	Low-Income/Susceptible to Displacement
6001432502	1,536	0	0	0	86.2%	Low Resource	53.1%	56.7%	12.8%	Stable Moderate/Mixed Income
6001432700	1,035	0	0	0	56.0%	Moderate Resource	21.3%	71.6%	0.1%	At Risk of Becoming Exclusive
6001432800	1,442	0	0	0	70.6%	Moderate Resource	30.9%	48.3%	0.4%	Stable Moderate/Mixed Income
6001981900	27	0	0	0	13.8%	High Resource	50.0%	25.9%	0.0%	Unavailable or Unreliable Data
6001982000	32	0	20	0	84.1%	Low Resource	63.6%	NA	0.0%	Unavailable or Unreliable Data
6001983200	340	706	104	415	47.2%	Moderate Resource	25.9%	33.3%	4.4%	Unavailable or Unreliable Data

1. Black, Indigenous, and People of Color.

2. Low- and moderate-income population.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Much of the land in Oakland designated high or highest resource is located within the Alquist Priolo fault Zone or Very High Fire Hazard Severity Zone (VHFHSZ) and is not suitable for higher-density residential development. For instance, Table C-22 shows that 70.1 percent of the highest resource and 25.7 percent of the high resource areas are located within the VHFHSZ. The Oakland Hills fire of 1991 was at its time the most damaging fire in California history. It should be noted that the constraints listed in Table C-22 may overlap, and therefore percentages should not be summed. However, this table also does not include all of the environmental constraints, such as steep slopes or landslide areas. The balance of access to opportunity with environmental constraints, both in terms of development feasibility and safety for lower-income projects, was a key factor in creating the Inventory.

Table C-22: Opportunity Area Constraints, 2021

		Percent of Land Constrained		
Opportunity Area	*Percent of Citywide Area*[1]	*100-Year Flood Zone*	*Alquist Priolo Zone*	*VHFHSZ*
Highest Resource	10.1%	0.6%	5.0%	70.1%
High Resource	9.2%	6.8%	2.2%	25.7%
Moderate Resource (Rapidly Changing)	2.4%	14.0%	13.5%	9.3%
Moderate Resource	17.0%	0.7%	5.5%	53.8%
Low Resource	53.6%	8.8%	1.4%	5.0%
High Segregation & Poverty	7.7%	**4.1%**	0.0%	0.0%

1. Based on parcel acreage – does not include rights-of-way.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Recent City Council direction to explore more diverse housing typologies in traditionally single-family neighborhoods—including fourplexes—as well as recent State laws like SB 9 will also help to promote affordable housing options in higher resource neighborhoods. Efforts to further encourage both the provision of affordable housing in higher resource areas and provide investments to lower resource neighborhoods through place-based strategies are further outlined in the Housing Action Plan.

Lower-Income Financial Feasibility

During outreach, affordable housing developers indicated that an evaluation of sites selected for lower-income housing with consideration to State funding requirements would be a useful tool to identify and facilitate affordable housing development on those sites. Scoring guidelines for the nine percent Low Income Housing Tax Credit Program provided by the California Tax Credit Allocation Committee (TCAC) are summarized in Table C-23. Credits provided by TCAC area popular funding mechanism in the construction of affordable housing, and prioritize the development of affordable housing in neighborhoods with existing access to opportunity. Further information on TCAC opportunity areas is available in Appendix D.

Table C-23: TCAC Scoring Guidelines, 2022

Site & Service Amenities	*Points*	*Criteria*
Transit	3	The site is within 0.5 miles of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop.
	4	The site is within 0.33 miles of the above.
	5	The site is within 0.5 miles of the above, with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday.
	6	The site is within 0.33 miles of the above.
	7	The site is within 0.33 miles of the above and the project's density exceeds 25 du/ac.
Public Park	2	The site is within 0.75 miles of a public park or a community center accessible to the general public.[1]
	3	The site is within 0.5 miles of the above.[1]
Book-Lending Public Library	2	The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system.
	3	The site is within 0.5 miles of the above.
Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market	1	The site is within 1 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year.
	2	The site is within 0.5 miles of the above.
	3	• The site is within 0.5 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	4	• The site is within 0.25 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1 mile of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	5	The site is within 0.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
Public Elementary Middle, or High School	2	The site is within 0.75 miles of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school, and the site is within the attendance area of that school.
	3	The site is within 0.25 miles of a public elementary school; 0.5 miles of a public middle school; or 1 mile of a public high school, and the site is within the attendance area of that school.

Site & Service Amenities	*Points*	*Criteria*
Medical Clinic or Hospital	2	The site is within 1 mile of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office).
	3	The site is within 0.5 miles of the above.
Highest or High Resources Area	8	The site is located in a census tract designated on the TCAC/State HCD Opportunity Area Map as Highest or High Resource.

1. A public park shall not include 1) school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities. 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance.

Source: TCAC, Nine Percent Application, 2022

Table C-24 below provides an estimate of the points available for the nine percent TCAC application for lower-income sites contained in the Inventory. Point estimates are derived from nine percent TCAC application scoring guidelines as listed in Table C-23 above. Points are only estimated for lower-income sites that do not already have a pipeline or potential development project. It should be noted that points are only estimated for site-related amenities and do not reflect the full scope of available points. Further, provided point totals are only estimates and may not reflect actual point allocations for specific projects. Finally, while sites with lower scores may be less competitive for State funding, this does not mean that they do not have the zoned capacity to accommodate lower-income housing. It should be noted that TCAC scoring guidelines make it difficult to secure funding for needed affordable housing projects in Oakland's lower-income neighborhoods. The lack of access to the amenities that score well is due to historic racism and public/private disinvestment. Actions the City will take to increase the financial feasibility of development in historically disinvested neighborhoods are provided in the Housing Action Plan.

Table C-24: Estimated TCAC Scoring for Lower-Income Opportunity Sites, 2022

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**
044 501400603	AAA	0	7	3	3	2	3	2	20
044 501400500	AAA	0	7	3	3	2	4	2	21
008 065001604	CCC	0	7	3	2	3	5	3	23
008 065002300	CCC	0	7	3	2	3	5	3	23
039 327203600	DDD	0	7	3	3	2	5	3	23
039 327302103	DDD	0	7	3	3	2	5	3	23
039 327301400	DDD	0	7	3	3	2	5	3	23
039 329900300	EEE	0	7	3	3	2	5	3	23
039 329900202	EEE	0	7	3	3	3	5	3	24
039 329102200	EEE	0	7	3	3	2	5	3	23
039 329900102	EEE	0	7	3	3	2	5	3	23
001 013700101	GGG	0	7	3	3	2	5	3	23
001 013700102	GGG	0	7	3	3	2	5	3	23
030 198105901	HHH	0	7	3	0	2	4	2	18
030 198109001	HHH	0	7	3	0	2	4	2	18
030 198105800	HHH	0	7	3	0	2	4	2	18
030 198105902	HHH	0	7	3	0	2	4	2	18
013 110902200	III	8	7	3	3	3	5	3	32
013 110902001	III	8	7	3	3	3	5	3	32
013 110902501	III	8	7	3	3	3	5	3	32
008 064502805	JJJ	0	7	3	2	3	5	3	23
008 064503301	JJJ	0	7	3	2	3	5	3	23
008 064500901	JJJ	0	7	3	2	3	5	3	23
013 109902800	KKK	0	7	3	3	3	4	3	23

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**
013 109902501	KKK	0	7	3	3	3	4	3	23
013 109902600	KKK	0	7	3	3	3	4	3	23
012 099300601	NN	0	7	3	3	3	5	3	24
012 099300400	NN	0	7	3	3	3	5	3	24
012 099300500	NN	0	7	3	3	3	5	3	24
012 096600600	PP	0	7	3	2	3	4	3	22
012 096600500	PP	0	7	3	2	3	4	3	22
033 217801800	SS	0	7	3	3	3	5	3	24
033 217801700	SS	0	7	3	3	3	5	3	24
033 219002000	SS	0	7	3	3	3	5	3	24
033 219002200	SS	0	7	3	3	3	5	3	24
033 219002300	SS	0	7	3	3	3	5	3	24
033 219102300	TT	0	7	2	3	3	5	3	23
033 219102100	TT	0	7	2	3	3	5	3	23
033 219201900	TT	0	7	2	3	3	5	3	23
033 219202300	TT	0	7	3	3	2	5	3	23
025 073300802	WW	0	7	3	2	3	4	3	22
025 073300803	WW	0	7	3	2	3	4	3	22
032 211503801	XX	0	7	3	2	3	4	3	22
032 208405000	XX	0	7	3	2	3	4	3	22
032 208405100	XX	0	7	3	2	3	4	3	22
032 211503701	XX	0	7	3	2	3	4	3	22
013 110802401		8	7	3	2	3	5	3	31
041 417000504		0	7	3	2	3	3	2	20
001 013100801		0	7	3	3	2	5	3	23

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**
012 097601502		0	7	3	2	3	4	3	22
012 100200900		0	7	3	3	3	5	3	24
012 100200601		0	7	3	3	3	5	3	24
041 390101000		0	7	3	0	3	3	2	18
042 432800116		0	7	0	2	3	0	3	15
038 317701100		0	7	2	2	2	5	3	21
018 044501202		0	7	3	2	3	5	3	23
001 016700300		0	7	3	3	3	5	3	24
023 047602101		8	7	2	0	3	4	3	27
001 019900100		0	7	3	3	2	5	3	23
013 115400905		0	7	3	3	3	4	3	23
026 083402201		8	7	3	3	2	5	2	30
002 002700609		0	7	3	3	2	4	3	22
014 126803501		8	7	2	2	3	5	2	29
025 069200600		0	7	3	3	3	5	3	24
010 080001006		0	7	2	0	3	5	3	20
014 126503806		8	7	3	3	3	5	2	31
014 126504000		8	7	3	2	2	4	2	28
008 071605800		0	7	3	3	3	5	3	24
008 064901100		0	7	3	2	3	5	3	23
042 432800124		0	7	0	0	2	0	3	12
012 096500500		0	7	3	0	3	4	2	19
033 219302300		0	7	3	3	3	5	3	24
008 066005203		0	7	3	2	3	5	3	23
043A467500232		0	0	0	0	3	0	0	3

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**
048 687000200		0	0	0	0	2	0	0	2
014 124000901		8	7	3	3	3	5	3	32
010 077202001		8	7	3	2	3	5	3	31
041 390100400		0	7	3	2	3	0	2	17
037 255200100		0	7	2	0	3	4	0	16
012 096800301		0	7	3	2	3	4	3	22
004 007300900		0	7	3	0	3	4	2	19
035 236601700		0	7	3	2	3	4	2	21
011 083600101		8	7	3	3	3	5	3	32
026 083500601		8	7	3	3	2	5	2	30
005 046700100		0	7	3	2	3	4	3	22
016 142402205		8	7	3	2	3	5	3	31
002 011200700		0	7	3	3	3	4	3	23
003 003900300		0	7	3	3	3	4	3	23
003 006700400		0	7	3	3	2	4	3	22
019 002701400		0	7	3	3	3	5	3	24
008 064201800		0	7	3	3	3	5	3	24
041 416402403		0	7	3	2	3	3	2	20

1. Derived from ABAG-MTC's 2021 Existing and Planned dataset, which relies on General Transit Feed Specification (GTFS) data for stop location and frequency.

2. TCAC neighborhood market definitions do not match Oakland's Food Facilities dataset definitions, which groups facilities below 3,000 sq. ft., between 3,000 sq. ft. and 10,000 sq. ft., and above 10,000 sq. ft. Certified farmers' markets match TCAC definitions exactly. "Neighborhood markets" and "Supermarkets" were approximated as follows:

- Neighborhood Markets (TCAC definition is at least 5,000 sq. ft.) – a review of Yelp entries for "Grocery" or "Fruits & Veggies" was conducted. This better aligns with the Food Facilities dataset and helps capture stores about 1,000 sq. ft. in size that sell fresh fruits and vegetables—including those located in Chinatown. Note that this category may include some supermarkets or larger grocery stores.

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**

- Supermarket (TCAC definition is at least 25,000 sq. ft.) – Oakland Food Facilities that have the description "Food Market Over 10,000 SqFt." There are about 30 such locations in Oakland. Based on limited parcel-level spot-checking, the average size of a supermarket in Oakland is likely less than 25,000 sq. ft. Note that some of these locations may also be included in the neighborhood market level.

3. There are a total of 32 points available.

Source: City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021; ABAG-MTC, Existing and Planned Transit Stops, 2021; California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022; California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022; Yelp, 2022; Dyett & Bhatia, 2022

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While seeking to locate lower-income sites in higher resource areas to the extent practical given the extensive environmental constraints, the Inventory actively seeks to reduce geographic concentration of housing by income. This is done in two ways – by locating sites of all income levels throughout the city, and by assuming mixed-income developments on larger sites. This ensures that households are not segregated by income either within a neighborhood or within a specific project. Dispersing housing types of varying affordability levels throughout the city will help reduce historic patterns of geographic concentration by income. ADUs—although not explicitly reflected in Table C-21 or Figure C-8—provide an additional strategy to promote dispersed housing and to ensure that more affordable housing options are available in lower-density neighborhoods, which also tend to be higher resource. As discussed in Section C.2, ADUs in Oakland tend to be affordable to lower- and moderate-income households. The sites inventory by resource area by neighborhood are included in Table C-25.

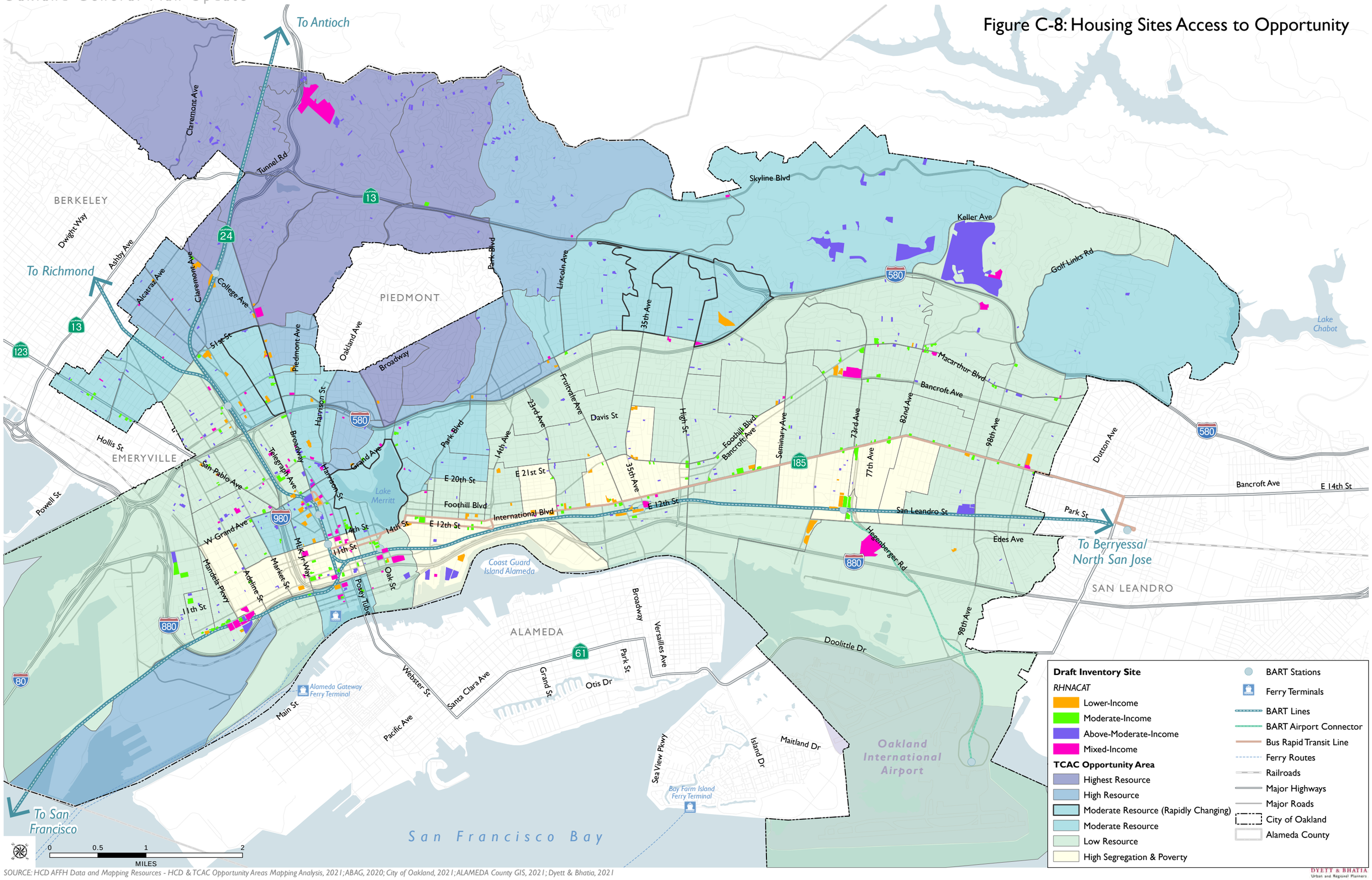
Table C-25: Housing Units by TCAC Resource Area, by Neighborhood

Resource Areas by Neighborhood	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Central East Oakland	**2,064**	**836**	**1,084**
High Segregation & Poverty	347	373	9
Low Resource	1,717	463	1,075
Coliseum/Airport	**533**	**119**	**298**
Low Resource	**533**	119	298
Downtown	**2,967**	**1,957**	**6,156**
High Segregation & Poverty	403	667	1,792
Low Resource	497	468	1,330
Moderate Resource	2,067	754	2,781
Moderate Resource (Rapidly Changing)	-	68	253
East Oakland Hills	**138**	**56**	**429**
Low Resource	138	54	344
Moderate Resource	**-**	2	85
Eastlake/Fruitvale	**1,677**	**709**	**2,069**
High Segregation & Poverty	782	371	1,826
Low Resource	890	277	154
Moderate Resource	5	61	89
Glenview/ Redwood Heights	**237**	**40**	**98**
High Resource	54	-	21
Highest Resource	**-**	-	1

Moderate Resource	9	1	69
Moderate Resource (Rapidly Changing)	174	39	7
North Oakland Hills	**35**	**50**	**717**
High Resource	**4**	-	36
Highest Resource	**31**	50	681
North Oakland/Adams Point	**1,333**	**637**	**3,366**
High Resource	118	5	60
Highest Resource	248	26	7
Low Resource	393	287	862
Moderate Resource	527	244	2,291
Moderate Resource (Rapidly Changing)	47	75	146
West Oakland	**1,494**	**748**	**4,449**
High Segregation & Poverty	400	83	428
Low Resource	811	653	3,622
Moderate Resource	283	12	399

Source: *City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021, Dyett & Bhatia, 2022*

Figure C-8: Housing Sites Access to Opportunity



Draft Inventory Site

RHNACAT
- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

TCAC Opportunity Area
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; ABAG, 2020; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Jurisdiction	Site Address/Intersection	5 Digit	Assessor Parcel	Consolidated	General Plan	Zoning	Minimum	Max Density	Parcel	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower	Moderate	Above	Total	AV	FAR	Year	AFFH	Site Comments
OAKLAND	760 22ND ST OAKLAND 94612	94612	003 002501000	A		CC-2		158.4	0.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2201 BRUSH ST OAKLAND 94612	94612	003 002501100	A		CC-2		116.16	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	58	0	1	59	0.00	0.00	0		
OAKLAND	3751 INTERNATIONAL BLVD OAKLAND 94601	94601	033 215800501			CN-2		158.4	0.36	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	90	90	3	183					
OAKLAND	2301 TELEGRAPH AVE	94612	008 066400600			CC-2		96.8	0.19	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	58			58					SB-35 Streamline Review for new affordable mixed-use housing development. Related to ZW2200527 & PLN22096.
OAKLAND	1715 Foothill BLVD		020 016500200			RM-2		1 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	28			28					SB35/330 application for approx. 28 units and 100% affordable with density bonus
OAKLAND	7994 MACARTHUR BLVD, Oakland, CA 94605	94605	040A342201700			RU-4		96.8	0.23	Mixed Uses-Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	40			40					SB35-Notice of Intent (NOI) only for Tribal Notification. Preliminary Streamlined Review & Tribal Notification Process for a proposed 40-units senior housing with commercial space. Related to ZW2200813.
OAKLAND	2321 SAN PABLO AVE OAKLAND 94612	94612	003 002100800	AA		RU-5		96.8	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1895		
OAKLAND	2323 SAN PABLO AVE OAKLAND 94612	94612	003 002100700	AA		RU-5		96.8	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	15	16	0.00	0.00	1895		
OAKLAND	606 CLARA ST OAKLAND 94603	94603	044 501400603	AAA		RM-4		39.6	0.21	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	124	0	0	124	0.00	0.00	0		City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	9418 EDES AVE OAKLAND 94603	94603	044 501400500	AAA		RM-4		39.6	0.40	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0			0	0.00	0.00	0		City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	10550 INTERNATIONAL BLVD OAKLAND 94603	94603	047 550904200	B		CC-2		116.16	1.65	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	69	0	0	69	0.00	0.00	0		
OAKLAND	10550 INTERNATIONAL BLVD OAKLAND 94603	94603	047 550904300	B		CC-2		116.16	1.19	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 062400400	BB		CBD-C		484	0.11	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	11	97	108	0.00	0.00	0		
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 062400500	BB		CBD-C		484	0.11	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2656 98TH AVE OAKLAND 94605	94605	048 561700901	BBB		RD-1		1 per lot	0.13	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	1949		City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2660 98TH AVE OAKLAND 94605	94605	048 561701004	BBB		RD-1		1 per lot	0.34	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	359 15TH ST OAKLAND 94612	94612	008 062403500	C		CBD-P		217.8	0.14	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	161	168	0.00	1.00	1938		
OAKLAND	1433 WEBSTER ST OAKLAND 94612	94612	008 062403600	C		CBD-C		484	0.22	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	1.97	1920		
OAKLAND	3807 M L KING JR WAY OAKLAND 94609	94609	012 096400700	CC		CN-3		116.16	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	76	1	0	77	0.00	0.00	1930		
OAKLAND	3829 M L KING JR WAY OAKLAND 94609	94609	012 096400400	CC		CN-3		116.16	0.07	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	M L KING JR WAY OAKLAND 94609	94609	012 096400600	CC		CN-3		116.16	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	3823 M L KING JR WAY OAKLAND 94609	94609	012 096400500	CC		CN-3		116.16	0.14	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2044 BROADWAY OAKLAND 94612	94612	008 065002300	CCC		CBD-C		484	0.69	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	268			268	0.00	0.00	0		DOSP site. Also see APNs 008 065002400 and 008 065001604
OAKLAND	2001 FRANKLIN ST OAKLAND 94612	94612	008 065001604	CCC		CBD-C		484	0.67	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	130			130	0.79	0.70	1966		DOSP site. See also APNs 008 065002400, 008 065002300
OAKLAND	3419 SAN PABLO AVE OAKLAND 94608	94608	005 047900500	D		RU-5		158.4	0.09	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.10	0		
OAKLAND	3431 SAN PABLO AVE OAKLAND 94608	94608	005 047900302	D		RU-5		158.4	0.04	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.10	1918		
OAKLAND	3427 SAN PABLO AVE OAKLAND 94608	94608	005 047900301	D		RU-5		158.4	0.16	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	59	1	0	60	0.00	0.10	0		
OAKLAND	3423 SAN PABLO AVE OAKLAND 94608	94608	005 047900400	D		RU-5		158.4	0.06	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.10	0		
OAKLAND	9811 MACARTHUR BLVD OAKLAND 94605	94605	046 549000400	DD		CN-3		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	9809 MACARTHUR BLVD OAKLAND 94605	94605	046 549000300	DD		CN-3		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8	0.00	0.00	0		
OAKLAND	68TH AV OAKLAND 94608	94608	039 327203600	DDD		CC-2	75	96.8	0.27	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units." Provided at rents affordable to LI households ($3,000).
OAKLAND	CHURCH ST OAKLAND 94605	94605	039 327302103	DDD		CC-2		96.8	0.76	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	68	0	0	68	0.00	0.00	0		Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units." Provided at rents affordable to LI households ($3,000).
OAKLAND	2511 CHURCH ST OAKLAND 94605	94605	039 327301400	DDD		CC-2	75	96.8	0.09	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	92	0	0	92	0.00	0.00	0		Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units." Provided at rents affordable to LI households ($3,000).
OAKLAND	1361 95TH AVE OAKLAND 94603	94603	044 496700402	E		CN-3		116.16	0.07	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	95TH AV OAKLAND 94621	94621	044 496700900	E		CN-3		116.16	0.04	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	9431 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700500	E		CN-3		116.16	0.06	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	9409 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700200	E		CN-3		116.16	0.15	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1933		
OAKLAND	9437 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700701	E		CN-3		116.16	0.12	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	9401 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700100	E		CN-3		116.16	0.08	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	54	0	1	55	1.86	1.14	0		
OAKLAND	9415 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700300	E		CN-3		116.16	0.12	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	9423 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700403	E		CN-3		116.16	0.12	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2400 FILBERT ST OAKLAND 94607	94607	005 043301805	EE		RM-4		39.6	1.19	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	12	0	75	87	0.00	0.00	1969		
OAKLAND	MYRTLE ST OAKLAND 94607	94607	005 043301806	EE		RM-4		39.6	0.23	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900300	EEE		CC-1		116.16	0.41	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32			32	0.00	0.24	1989		Eastmont Mall, parking lots.
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900202	EEE		CC-1		116.16	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28			28	0.00	0.00	0		Eastmont Mall, parking lots.
OAKLAND	7200 BANCROFT AVE OAKLAND 94605	94605	039 329102200	EEE		CC-1		116.16	4.16	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	5	180	243	0.00	0.63	1973		Eastmont Mall, parking lots.
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900102	EEE		CC-1		116.16	5.67	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	103	9	326	441	0.00	0.04	2005		Eastmont Mall, parking lots.
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031000310	F		D-WS-8		131.2048193	0.23	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		WOSP site. See B2104948
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031000308	F		D-WS-8		131.2048193	0.47	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	235	235	0.00	0.00	0		WOSP site. See B2104948
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031000311	F		D-WS-8		131.2048193	0.42	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		WOSP site. See B2104948
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031000309	F		D-WS-8		131.2048193	1.45	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		WOSP site. See B2104948
OAKLAND	921 98TH AVE OAKLAND 94603	94603	044 508018000	FF		HBX-1		43.56	8.94	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	399	399	0.00	0.00	0		
OAKLAND	999 98TH AVE OAKLAND 94603	94603	044 508017900	FF		HBX-1		43.56	0.73	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	7TH ST OAKLAND 94607	94607	001 023400300	FFF		D-LM-2		396	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.00	0.00	0		LMSAP site

OAKLAND	629 FRANKLIN ST OAKLAND 94607	94607	001 023400400	FFF		D-LM-2		396	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	32		32	0.00	0.00	0		LMSAP site
OAKLAND	FRANKLIN ST OAKLAND 94607	94607	001 023400500	FFF		D-LM-4		396	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	62		62	0.00	0.00	0		LMSAP site
OAKLAND	500 GRAND AVE OAKLAND 94610	94610	010 078001508	G		CN-2		96.8	0.27	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0.00	0.00	0		
OAKLAND	403 BURK ST OAKLAND 94610	94610	010 078001507	G		CN-2		96.8	0.06	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	36	40	0.00	0.00	1949		
OAKLAND	7TH ST OAKLAND 94607	94607	004 007100300	GG		S-15W		193.6	2.75	Utilities	YES - Current	YES - Other Publicly-Owned	Pending Project	Not Used in Prior Housing Element	238	2	522	762	0.00	0.00	0		BART site
OAKLAND	7TH ST OAKLAND 94607	94607	004 007700300	GG		S-15W		116.16	2.27	Utilities	YES - Current	YES - Other Publicly-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0.00	0.00	0		BART site
OAKLAND	499 5TH ST OAKLAND 94607	94607	001 013700102	GGG		C-45		145.2	0.80	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Anticipated application from Alameda County (APNs 001 013700101; 001 013700102). Related California and EBALDC partnering to develop 600+ affordable units
OAKLAND	401 BROADWAY OAKLAND 94607	94607	001 013700101	GGG		C-45		145.2	0.58	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	600	0	0	600	0.00	0.00	0		Anticipated application from Alameda County (APNs 001 013700101; 001 013700102). Related California and EBALDC partnering to develop 600+ affordable units
OAKLAND	1549 32ND ST OAKLAND 94608	94608	007 058900100	H		HBX-2		46.83870968	0.48	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	47	47	0.00	0.00	0		See B1505209
OAKLAND	2868 HANNAH ST OAKLAND 94608	94608	007 058902400	H		HBX-2		46.83870968	0.31	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	60 GRAND AVE OAKLAND 94612	94612	008 065600400	HH		D-BV-2		229.2631579	0.23	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2250 BROADWAY OAKLAND 94612	94612	008 065600100	HH		D-BV-2		229.2631579	0.30	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	12	0	263	275	0.00	3.57	0		
OAKLAND	3925 MACARTHUR BLVD OAKLAND 94619	94619	030 198105901	HHH		CN-2		79.2	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.15	0.00	0		Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3912 REDDING ST OAKLAND 94619	94619	030 198109001	HHH		RM-3		2 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105800	HHH		CN-2		79.2	0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	0.19	0.00	0		Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105902	HHH		CN-2		79.2	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.13	0.00	0		Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	1676 7TH ST OAKLAND 94607	94607	006 001702200	I		CC-2		96.8	0.11	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0.00	0.00	0		
OAKLAND	1672 7TH ST OAKLAND 94607	94607	006 001702100	I		CC-2		96.8	0.13	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0.00	0.00	0		
OAKLAND	1666 7TH ST OAKLAND 94607	94607	006 001702000	I		CC-2		96.8	0.13	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0.00	0.00	0		
OAKLAND	7TH ST OAKLAND 94607	94607	006 001701800	I		CC-2		96.8	0.14	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0.00	0.00	0		
OAKLAND	1664 7TH ST OAKLAND 94606	94606	006 001701900	I		CC-2		96.8	0.13	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0.00	0.00	0		
OAKLAND	CAMPBELL ST OAKLAND 94607	94607	006 001701700	I		RM-2		1 per lot	0.07	Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	78	1	0	79	0.00	0.00	0		
OAKLAND	2227 INTERNATIONAL BLVD OAKLAND 94606	94606	020 010700501	II		CN-3		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1953		See B1905536
OAKLAND	2236 E 12TH ST OAKLAND 94606	94606	020 010600100	II		CN-3		116.16	0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	76	1	0	77	0.00	0.00	0		
OAKLAND	2245 INTERNATIONAL BLVD OAKLAND 94606	94606	020 010600200	II		CN-3		116.16	0.10	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1949		
OAKLAND	2249 INTERNATIONAL BLVD OAKLAND 94606	94606	020 010600301	II		CN-3		116.16	0.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2257 INTERNATIONAL BLVD OAKLAND 94606	94606	020 010600500	II		CN-3		96.8	0.18	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.99	1926		
OAKLAND	4200 BROADWAY OAKLAND 94611	94611	013 110902001	III		CC-2		96.8	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	0.00	0.40	0	Yes	
OAKLAND	4220 BROADWAY OAKLAND 94611	94611	013 110902200	III		CC-2		96.8	0.20	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	0.00	0.00	0	Yes	
OAKLAND	4224 BROADWAY OAKLAND 94611	94611	013 110902501	III		CC-2		96.8	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20			20	0.37	0.38	1991	Yes	
OAKLAND	2101 BROADWAY OAKLAND 94612	94612	008 064801800	J		CBD-P		484	0.43	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	1.00	1975		
OAKLAND	2127 BROADWAY OAKLAND 94612	94612	008 064801700	J		CBD-P		484	0.29	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	1.13	1975		
OAKLAND	2100 TELEGRAPH AVE OAKLAND 94612	94612	008 064801603	J		CBD-P		484	1.65	Parking Garage	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2147 BROADWAY OAKLAND 94612	94612	008 064800100	J		CBD-P		484	0.28	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	395	395	0.07	2.00	0		
OAKLAND	495 22ND ST OAKLAND 94612	94612	008 064801103	J		CBD-P		484	0.49	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.03	0.00	0		
OAKLAND	1846 ADELINE ST OAKLAND 94607	94607	005 040603100	JJ		RM-4		39.6	0.11	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Friendship Community Development Corporation/Friendship Christian Center Church from LISC
OAKLAND	1904 ADELINE ST OAKLAND 94607	94607	005 040603200	JJ		RM-4		39.6	0.29	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Friendship Community Development Corporation/Friendship Christian Center Church from LISC
OAKLAND	1842 ADELINE ST OAKLAND 94607	94607	005 040603000	JJ		RM-4		39.6	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	49	1	0	50	0.00	0.00	0		Friendship Community Development Corporation/Friendship Christian Center Church from LISC
OAKLAND	4225 BROADWAY OAKLAND 94611	94611	012 100200900	JJJ		CC-2		96.8	0.15	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	0.07	0.39	1974	Yes	Previous application on the site - assume .8 modifier for both parcels
OAKLAND	556 THOMAS L BERKLEY WA OAKLAND 94612	94612	008 064502805	JJJ		CBD-X		484	0.37	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	81			81	2.73	1.55	1954	Yes	Previous application on the site - assume .8 modifier for both parcels
OAKLAND	2003 TELEGRAPH AVE OAKLAND 94612	94612	008 064500500	K		CBD-P		484	0.12	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0			0	0.00	0.73	1948		
OAKLAND	2015 TELEGRAPH AVE OAKLAND 94612	94612	008 064500400	K		CBD-P		484	0.11	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	114	114	0.00	0.00	0		
OAKLAND	1255 7TH ST OAKLAND 94607	94607	004 005101802	KK		S-15W		193.6	0.17	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.54	1965		
OAKLAND	5TH ST OAKLAND 94607	94607	004 004901000	KK		S-15W		193.6	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	85	0	947	1032	0.00	0.00	0		
OAKLAND	5TH ST OAKLAND 94607	94607	004 004900800	KK		S-15W		193.6	2.04	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	5TH ST OAKLAND 94607	94607	004 004900900	KK		S-15W		193.6	0.72	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	525 21ST ST OAKLAND 94612	94612	008 064503301	KKK		CBD-X		484	0.62	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	68			68	0.56	0.57	1912	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	548 THOMAS L BERKLEY WA OAKLAND 94612	94612	008 064500901	KKK		CBD-X		484	0.27	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	29			29	2.20	0.00	0	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	556 THOMAS L BERKLEY WA OAKLAND 94612	94612	008 064502805	KKK		CBD-X		484	0.37	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	40			40	2.73	1.55	1954	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	240 W MACARTHUR BLVD OAKLAND 94611	94611	012 098602800	L		CN-2		79.2	0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	230 W MACARTHUR BLVD OAKLAND 94611	94611	012 098602501	L		CN-2		79.2	0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	6	0	51	57	0.00	0.00	0		
OAKLAND	528 30TH ST OAKLAND 94609	94609	009 070800600	LL		RU-2		54.45	0.11	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.40	0		
OAKLAND	3007 TELEGRAPH AVE OAKLAND 94609	94609	009 070800400	LL		CC-2		96.8	0.44	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	43	45	0.00	0.40	1931		
OAKLAND	4400 TELEGRAPH AVE OAKLAND 94609	94609	013 109902600	LLL		CN-2		96.8	0.20	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	0.94	0.78	1929	Yes	Grouped site - most of the site is within the > 30 du/ac zone
OAKLAND	4432 TELEGRAPH AVE OAKLAND 94609	94609	013 109902501	LLL		CN-2		96.8	0.08	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.00	0.99	1925	Yes	Grouped site - most of the site is within the > 30 du/ac zone
OAKLAND	4444 TELEGRAPH AVE OAKLAND 94609	94609	013 109902800	LLL		CN-2		116.16	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14			14	0.00	0.05	1964	Yes	Grouped site - most of the site is within the > 30 du/ac zone
OAKLAND	5885 SKYLINE BLVD OAKLAND 94611	94611	048H752400101	M		RH-3		1 per lot	24.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	3	164	198	0.00	0.00	0		Capacity based on mixed income assumptions
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752400500	M		RH-3		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300400	M		RH-3		1 per lot	0.36	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300600	M		RH-3		1 per lot	0.36	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300200	M		RH-3		1 per lot	0.76	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300300	M		RH-3		1 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300900	M		RH-3		1 per lot	11.63	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300100	M		RH-3		1 per lot	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	601 MACARTHUR BLVD OAKLAND 94610	94610	023 042700100	MM		RU-2		54.45	0.16	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	25	25	0.00	0.00	0		
OAKLAND	620 WESLEY AVE OAKLAND 94610	94610	023 042700803	MM		RU-2		54.45	0.18	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	MACARTHUR BLVD OAKLAND 94608	94608	023 042700200	MM		RU-2		54.45	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	6039 COLLEGE AVE OAKLAND 94618	94618	014 126800100	MMM		CN-1		79.2	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8		8	0.00	0.00	0		
OAKLAND	6029 COLLEGE AVE OAKLAND 94618	94618	014 126800200	MMM		CN-1		79.2	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	18		18	0.00	0.00	0		
OAKLAND	6733 FOOTHILL BLVD OAKLAND 94605	94605	039 327400505	N		CC-2		96.8	1.60	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	6710 BANCROFT AVE OAKLAND 94605	94605	039 327100505	N		CC-2		96.8	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	539	0	0	539	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	2816 67TH AVE OAKLAND 94605	94605	039 327401700	N		CC-2		96.8	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)

OAKLAND	2830 67TH AVE OAKLAND 94605	94605	039 327401900	N		CC-2		96.8	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	2816 67TH AVE OAKLAND 94608	94608	039 327401608	N		CC-2		96.8	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	41ST ST OAKLAND 94611	94611	012 099300601	NN		CN-1		79.2	0.56	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	100	0	0	100	0.00	0.00	0		Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
OAKLAND	4000 HOWE ST OAKLAND 94611	94611	012 099300400	NN		CN-1		79.2	0.17	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
OAKLAND	4016 HOWE ST OAKLAND 94611	94611	012 099300500	NN		CN-1		79.2	0.27	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
OAKLAND	2700 INTERNATIONAL BLVD OAKLAND 94601	94601	025 071201902	O		CC-2		116.16	0.29	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	74	0	1	75	0.00	1.39	0		
OAKLAND	2720 INTERNATIONAL BLVD OAKLAND 94606	94606	025 071201600	O		CC-2		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	1415 MITCHELL ST OAKLAND 94601	94601	025 071201400	O		RM-2		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2712 INTERNATIONAL BLVD OAKLAND 94601	94601	025 071201700	O		CC-2		116.16	0.08	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	1.47	0		
OAKLAND	1409 MITCHELL ST OAKLAND 94601	94601	025 071201500	O		RM-2		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	7317 INTERNATIONAL BLVD OAKLAND 94621	94621	041 418900202	OO		CC-2		158.4	0.38	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	40	0	40	0.00	0.00	0		Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
OAKLAND	73RD AV OAKLAND 94621	94621	041 418901602	OO		RM-3		2 per lot	1.98	Road Right of Way	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
OAKLAND	2438 35TH AVE OAKLAND 94601	94601	032 210802900	P		RM-4		39.6	0.78	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2426 35TH AVE OAKLAND 94601	94601	032 210802801	P		RM-4		39.6	0.13	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1916		
OAKLAND	3539 LYON AVE OAKLAND 94601	94601	032 210800500	P		RM-2		2 per lot	0.14	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	3525 LYON AVE OAKLAND 94601	94601	032 210800400	P		RM-4		39.6	0.11	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	109	0	0	109	0.00	0.00	0		
OAKLAND	538 37TH ST OAKLAND 94609	94609	012 096600600	PP		RU-3		96.8	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	0	3	0.00	0.00	1908		Additional sites - First AME Oakland (FAME), Church parking lot, from LISC (APNs 012 096600500, 012 096600600)
OAKLAND	534 37TH ST OAKLAND 94609	94609	012 096600500	PP		RU-3		96.8	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	0.47	0.00	0		Additional sites - First AME Oakland (FAME), Church parking lot, from LISC (APNs 012 096600500, 012 096600600)
OAKLAND	5812 FOOTHILL BLVD OAKLAND 94605	94605	038 317708500	O		CN-3		96.8	0.11	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.78	1923		
OAKLAND	5812 FOOTHILL BLVD OAKLAND 94605	94605	038 317708400	Q		RM-3		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	0		
OAKLAND	7963 MACARTHUR BLVD OAKLAND 94605	94605	040 340700200	QQ		RU-4		96.8	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Additional sites - Recommended via CM Taylor - working on securing the lot from the County through the tax default process to develop housing on the upper floors (APNs 040 340700100, 040 340700200)
OAKLAND	7951 MACARTHUR BLVD OAKLAND 94605	94605	040 340700100	QQ		RU-4		96.8	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0		Additional sites - Recommended via CM Taylor - working on securing the lot from the County through the tax default process to develop housing on the upper floors (APNs 040 340700100, 040 340700200)
OAKLAND	2118 BRUSH ST OAKLAND 94612	94612	003 002300902	R		CC-2		158.4	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	BRUSH ST OAKLAND 94612	94612	003 002301102	R		CC-2		158.4	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2116 BRUSH ST OAKLAND 94612	94612	003 002300802	R		CC-2		158.4	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	105	0	0	105	0.00	0.00	0		
OAKLAND	BRUSH ST OAKLAND 94612	94612	003 002300701	R		CC-2		158.4	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2124 BRUSH ST OAKLAND 94612	94612	003 002301002	R		CC-2		158.4	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2111 CASTRO ST OAKLAND 94612	94612	003 002300501	R		CC-2		158.4	0.01	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	21ST ST OAKLAND 94612	94612	003 002300601	R		CC-2		158.4	0.03	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	1508 15TH ST OAKLAND 94606	94606	008 062503200	S		CBD-P		484	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	35	0	187	222	0.00	0.00	0		
OAKLAND	1510 WEBSTER ST OAKLAND 94612	94612	008 062503401	S		CBD-C		484	0.24	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1951		
OAKLAND	265 24TH ST OAKLAND 94612	94612	008 067000200	T		D-BV-1		348.48	0.10	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	15	0	315	330	0.00	0.00	1908		
OAKLAND	2356 WAVERLY ST OAKLAND 94612	94612	008 067001800	T		D-BV-1		348.48	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2342 WAVERLY ST OAKLAND 94612	94612	008 067001500	T		D-BV-1		348.48	0.07	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1907		
OAKLAND	261 24TH ST OAKLAND 94612	94612	008 067000300	T		D-BV-1		348.48	0.09	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	1.89	1912		
OAKLAND	2346 WAVERLY ST OAKLAND 94612	94612	008 067001600	T		D-BV-1		348.48	0.08	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1904		
OAKLAND	271 24TH ST OAKLAND 94612	94612	008 067000100	T		D-BV-1		348.48	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	35TH AV OAKLAND 94601	94601	033 219102300	TT		S-15		193.6	0.39	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	21			21	0.00	0.00	0		BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	34TH AV OAKLAND 94601	94601	033 219102100	TT		S-15		193.6	0.28	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	15			15	0.00	0.00	0		BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	34TH AV OAKLAND 94601	94601	033 219201900	TT		S-15		193.6	0.29	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	16			16	0.00	0.00	0		BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	34TH AV OAKLAND 94601	94601	033 219202300	TT		S-15	75	193.6	0.72	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	52			52	0.00	0.00	0		
OAKLAND	8411 MACARTHUR BLVD OAKLAND 94605	94605	043 462200102	U		RU-4		96.8	0.71	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1954		
OAKLAND	8425 MACARTHUR BLVD OAKLAND 94605	94605	043 462200402	U		RU-4		96.8	0.18	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	23	28	0.00	0.00	0		
OAKLAND	10701 INTERNATIONAL BLVD OAKLAND 94603	94603	045 519600101	UU		CC-2		116.16	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600101, 045 519600201)
OAKLAND	10701 INTERNATIONAL BLVD OAKLAND 94603	94603	045 519600201	UU		CC-2		116.16	0.12	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201)
OAKLAND	1360 107TH AVE OAKLAND 94603	94603	045 519600400	UU		RD-1		1 per lot	0.17	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201)
OAKLAND	325 7TH ST OAKLAND 94607	94607	001 018900500	V		D-LM-2		396	0.16	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.39	0		
OAKLAND	635 HARRISON ST OAKLAND 94607	94607	001 018900600	V		D-LM-2		396	0.04	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	335 7TH ST OAKLAND 94607	94607	001 018900300	V		D-LM-2		396	0.03	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	329 7TH ST OAKLAND 94607	94607	001 018900400	V		D-LM-2		396	0.06	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1913		
OAKLAND	625 HARRISON ST OAKLAND 94607	94607	001 018900800	V		D-LM-2		396	0.08	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.66	1966		
OAKLAND	320 6TH ST OAKLAND 94607	94607	001 018901300	V		D-LM-4		396	0.17	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.79	1966		
OAKLAND	631 HARRISON ST OAKLAND 94607	94607	001 018900700	V		D-LM-2		396	0.04	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	380	380	0.00	0.00	0		
OAKLAND	330 6TH ST OAKLAND 94607	94607	001 018901401	V		D-LM-4		396	0.17	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.80	1967		
OAKLAND	621 HARRISON ST OAKLAND 94607	94607	001 018900900	V		D-LM-4		396	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	6226 MORAGA AVE OAKLAND 94611	94611	048F736101100	VV		RH-4		1 per lot	0.55	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
OAKLAND	6226 MORAGA AVE OAKLAND 94611	94611	048F736101200	VV		RH-4		1 per lot	0.36	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

OAKLAND	S1 9TH ST OAKLAND 94607	94607	001 016900100	W		D-LM-2		396	1.38	Parking Lot	YES - Current	YES - Other Publicly-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	197	36	324	557	0.00	0.00	0		BART site
OAKLAND	107 8TH ST OAKLAND 94607	94607	001 017100200	W		D-LM-2		396	1.38	Public	YES - Current	YES - Other Publicly-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0.00	0.00	0		
OAKLAND	2777 FOOTHILL BLVD OAKLAND 94601	94601	025 073300802	WW		RU-5		96.8	0.47	General Commercial	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	20			20	0.00	0.76	0		City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2759 FOOTHILL BLVD OAKLAND 94601	94601	025 073300803	WW		RU-5		96.8	0.05	Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	2			2	0.00	0.00	0		City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	HIGH ST OAKLAND 94619	94619	030 198212300	X		CN-2		96.8	0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	4317 MACARTHUR BLVD OAKLAND 94619	94619	030 198212200	X		CN-3		96.8	0.43	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	4311 MACARTHUR BLVD OAKLAND 94619	94619	030 198212100	X		CN-2		96.8	0.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	154	39	0	193	0.00	0.00	0		
OAKLAND	3550 FOOTHILL BLVD OAKLAND 94601	94601	032 211503801	XX		RU-5		96.8	0.26	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	124	0	0	124	0.00	0.00	0		City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3614 FOOTHILL BLVD OAKLAND 94601	94601	032 208405000	XX		RU-5		96.8	0.12	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3600 FOOTHILL BLVD OAKLAND 94601	94601	032 208405100	XX		RU-5		96.8	0.24	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0			0	0.00	0.00	0		City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3566 FOOTHILL BLVD OAKLAND 94601	94601	032 211503701	XX		RU-5		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	2630 TELEGRAPH AVE OAKLAND 94612	94612	009 068401201	Y		CC-2		193.6	0.46	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2600 TELEGRAPH AVE OAKLAND 94612	94612	009 068401100	Y		CC-2		193.6	0.44	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	15	0	210	225	0.00	0.00	0		
OAKLAND	2101 TELEGRAPH AVE OAKLAND 94612	94612	008 064700200	Y		CBD-C		484	0.42	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1910		
OAKLAND	73RD AV OAKLAND 94621	94621	041 417300103	YY		D-CO-1		335.0769231	0.32	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	20			20	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	728 73RD AVE OAKLAND 94621	94621	041 417300202	YY		D-CO-1		335.0769231	0.35	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	22			22	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	710 73RD AVE OAKLAND 94621	94621	041 417300306	YY		D-CO-1		335.0769231	0.50	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	32			32	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	2432 CHESTNUT ST OAKLAND 94607	94607	005 043501801	Z		RM-2		2 per lot	0.39	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		
OAKLAND	2420 CHESTNUT ST OAKLAND 94607	94607	005 043501700	Z		RM-2		2 per lot	0.10	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	1887		
OAKLAND	2423 LINDEN ST OAKLAND 94607	94607	005 043500500	Z		RM-2		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	0.00	0.00	0		
OAKLAND	8296 MACARTHUR BLVD OAKLAND 94605	94605	043A464402800	ZZ		RU-4		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	0.00	0.00	0		City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	8280 MACARTHUR BLVD OAKLAND 94605	94605	043A464402600	ZZ		RU-4		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	0.00	0.00	1990		City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	7823 MACARTHUR BLVD OAKLAND 94605	94605	040 340300200			CN-3		96.8	0.42	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	1425 WEBSTER ST OAKLAND 94612	94612	008 062403700			CBD-C		484	0.28	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	7	0	161	161	0.00	0.00	0		LMSAP site
OAKLAND	616 14TH ST OAKLAND 94612	94612	003 007102100			CBD-X		484	0.06	Hotel. Motel. Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	0	0	5	0.23	2.93	1920		
OAKLAND	990 34TH ST OAKLAND 94608	94608	009 074001400			RM-2		2 per lot	0.24	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		2	2	2.66	0.00	1924		
OAKLAND	5782 FOOTHILL BLVD OAKLAND 94605	94605	038 317701100			CN-3		96.8	0.48	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	100	0	0	100	2.74	0.00	0		Additional site - Canaan Christian Covenant Missionary Baptist Church from LISC. Developer contacted Planning and working with church to build 100 deeply affordable housing units
OAKLAND	1203 WILLOW ST OAKLAND 94607	94607	006 002702402			RM-2		2 per lot	1.62	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Additional site - Mount Zion Missionary Baptist Church, from LISC
OAKLAND	4299 BROADWAY OAKLAND 94611	94611	012 100200601			CC-2		96.8	0.53	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16			16	0.97	0.00	0		
OAKLAND	5940 HAYES ST OAKLAND 94621	94621	038 321001300			RM-3		2 per lot	0.19	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	2.33	0.00	1915		Additional sites - A Diamond in the Ruff, Inc., from LISC
OAKLAND	1225 4TH AVE OAKLAND 94606	94606	020 012601401			D-LM-1		193.6	1.98	Public	YES - Current	YES - State-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	117		117	0.00	0.00	0		
OAKLAND	2500 76TH AVE OAKLAND 94605	94605	040 333900603			RM-4		39.6	0.67	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	4		4	0.00	0.00	0		Larger site that OHA hasn't received funding for to develop yet
OAKLAND	7600 MACARTHUR BLVD OAKLAND 94605	94605	040A341004000			CN-3		96.8	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3		3	0.00	0.00	0		Larger site that OHA hasn't received funding for to develop yet
OAKLAND	8215 MACARTHUR BLVD OAKLAND 94605	94605	043 462000101			RU-4		96.8	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	8201 MACARTHUR BLVD OAKLAND 94605	94605	043 462000102			RU-5		96.8	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	0	1	9	10	0.00	0.00	0		
OAKLAND	728 WILLOW ST OAKLAND 94607	94607	006 001702801			RM-3		2 per lot	0.19	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	6.60	0.00	0		Additional sites - West Side Missionary Baptist Church. from LISC
OAKLAND	6542 GWIN RD OAKLAND 94611	94611	048H752401100			RH-2		1 per lot	2.60	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	1.41	0.00	2008		
OAKLAND	3807 MARKET ST OAKLAND 94608	94608	012 095602500			RU-5		116.16	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	6	8	0.00	0.00	0		
OAKLAND	69 7TH ST OAKLAND 94607	94607	001 016700300			D-LM-4		193.6	0.35	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	34			34	0.00	0.00	0		BART site
OAKLAND	E 12TH ST OAKLAND 94611	94611	025 069200600			CN-3		158.4	1.44	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	182			182	0.00	0.00	0		BART site
OAKLAND	5609 SHAFTER AVE OAKLAND 94618	94618	014 126503806			RM-1		1 per lot	0.44	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	10			10	0.00	0.00	0		BART site. Assuming 30 du/ac here.
OAKLAND	5655 COLLEGE AVE OAKLAND 94618	94618	014 126504000			RM-1		79.2	1.23	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	72			72	0.00	0.00	0		BART site
OAKLAND	33RD AV OAKLAND 94601	94601	033 219302300			S-15		193.6	0.40	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	22			22	0.00	0.00	0		BART site
OAKLAND	73RD AV OAKLAND 94621	94621	041 416403102			D-CO-1		335.0769231	2.63	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	169		169	0.00	0.00	0		BART site
OAKLAND	71ST AV OAKLAND 94621	94621	041 416402403			D-CO-1		335.0769231	2.70	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	174			174	0.00	0.00	0		BART site
OAKLAND	73RD AV OAKLAND 94621	94621	041 416200105			D-CO-1		335.0769231	1.79	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	115		115	0.00	0.00	0		BART site

OAKLAND	3815 BROADWAY OAKLAND 94611	94611	012 098201000			CC-2		116.16	0.16	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7		7	0.00	1.10	0		Boarded up building next to Oakland Masonic Center - non vacant site
OAKLAND	3822 MANILA AVE OAKLAND 94609	94609	012 098201600			CC-2		116.16	0.45	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	26		26	0.00	0.00	0		Boarded up building next to Oakland Masonic Center - non vacant site
OAKLAND	2433 VALDEZ ST OAKLAND 94612	94612	008 067200500			D-BV-1		348.48	0.14	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	37		37	0.00	0.00	0		BVSP site
OAKLAND	403 28TH ST OAKLAND 94609	94609	009 068403701			D-BV-4		158.4	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	37		37	0.23	0.18	1947		BVSP site
OAKLAND	2710 BROADWAY OAKLAND 94612	94612	009 068501804			D-BV-3		158.4	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20		20	0.06	0.00	0		BVSP site
OAKLAND	3401 BROADWAY OAKLAND 94611	94611	009 073300407			D-BV-3		290.4	0.64	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	84		84	0.06	0.00	0		BVSP site
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 066700503			D-BV-2		229.2631579	0.27	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	26	0	150	176	0.00	0.00	0		BVSP site
OAKLAND	296 27TH ST OAKLAND 94612	94612	010 079800307			D-BV-3		158.4	0.44	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	17	0	181	198	0.09	0.48	0		BVSP site
OAKLAND	2805 PARK BLVD OAKLAND 94610	94610	023 040403100			RU-2		54.45	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	16	20	0.00	0.00	0		
OAKLAND	10400 INTERNATIONAL BLVD OAKLAND 94603	94603	047 550903901			CC-2		116.16	0.24	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18		18	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro
OAKLAND	3050 INTERNATIONAL BLVD OAKLAND 94601	94601	025 071900701			CC-2		158.4	0.75	Parking Lot	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	75	1	0	76	0.00	0.00	0		City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline
OAKLAND	DERBY AVE OAKLAND 94601	94601	025 072000201			RM-4		39.6	0.21	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5		5	0.00	0.00	0		City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	BARCELONA ST OAKLAND 94621	94621	048 687000200			RH-3		1 per lot	4.67	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	27	19	47	93	0.00	0.00	0		City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel - https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option - 70 units Med/High Option -136 units
OAKLAND	633 HEGENBERGER RD OAKLAND 94621	94621	042 432800116			D-CO-2		335.0769231	12.23	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	236	35	87	789	0.00	0.00	0		City owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	1449 MILLER AVE OAKLAND 94601	94601	020 015300600			RM-2		2 per lot	0.27	Mobile Homes	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	7001 SNELL ST OAKLAND 94621	94621	041 417000504			D-CO-1		335.0769231	0.62	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	40			40	0.00	0.00	0		City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	1800 SAN PABLO AVE OAKLAND 94612	94612	008 064201800			CBD-X		484	1.02	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	225			225	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
OAKLAND	10451 MACARTHUR BLVD OAKLAND 94605	94605	047 557600703			CN-3		96.8	0.52	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	7318 INTERNATIONAL BLVD OAKLAND 94621	94621	040 331703200			CC-2		158.4	0.08	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	8		8	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	66TH AVE OAKLAND 94621	94621	041 390101000			D-CO-2		335.0769231	2.17	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	140			140	0.00	0.00	0		City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	8000 S COLISEUM WAY OAKLAND 94621	94621	042 432800124			D-CO-2		335.0769231	8.93	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	173	115	288	576	0.00	0.00	1980		City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	FOOTHILL BLVD OAKLAND 94605	94605	039 329102000			CC-1		116.16	1.22	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	95		95	0.00	0.00	0		City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation
OAKLAND	796 66TH AVE OAKLAND 94621	94621	041 390100400			D-CO-2		335.0769231	4.59	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	296			296	0.00	0.00	1920		City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	8327 GOLF LINKS RD OAKLAND 94605	94605	043A464400902			RD-1		1 per lot	0.49	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	8329 GOLF LINKS RD OAKLAND 94605	94605	043A465100915			RD-1		1 per lot	0.16	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	2824 82ND AVE OAKLAND 94605	94605	043A464400202			RU-4		96.8	0.07	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	GOLF LINKS RD OAKLAND 94605	94605	043A464402509			RD-1		1 per lot	0.09	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	1911 TELEGRAPH AVE OAKLAND 94612	94612	008 071605800			CBD-R		484	1.04	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	149			149	0.00	0.00	0		City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
OAKLAND	4801 COLISEUM WAY OAKLAND 94601	94601	034 229501605			CIX-2		#N/A	0.84	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	36	0	1	37	2.35	0.29	1970		Coliseum Way Homekey Project
OAKLAND	1016 66TH AVE OAKLAND 94621	94621	041 406201200			RD-1		1 per lot	0.21	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.00	0.00	0		
OAKLAND	1500 HARRISON ST OAKLAND 94612	94612	008 062602600			CBD-C		484	0.17	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	59		59	0.00	0.00	1922		DOSP site
OAKLAND	1520 HARRISON ST OAKLAND 94612	94612	008 062604100			CBD-R		484	0.13	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	18		18	0.00	0.00	0		DOSP site
OAKLAND	1434 HARRISON ST OAKLAND 94612	94612	008 062602300			CBD-C		484	0.21	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	71		71	0.00	0.00	1915		DOSP site
OAKLAND	1443 ALICE ST OAKLAND 94612	94612	008 062601600			CBD-C		217.8	0.35	Parking Garage	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	53		53	0.00	0.00	1910		DOSP site
OAKLAND	2250 TELEGRAPH AVE OAKLAND 94612	94612	008 065800602			CBD-P		484	0.26	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	55		55	0.00	0.00	0		DOSP site - surface parking lot
OAKLAND	W GRAND AVE OAKLAND 94612	94612	008 066005203			CBD-X		484	0.91	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	190			190	0.00	0.00	0		DOSP site - Underutilized site with surface parking lot and a Taco Bell. BART owned; BART site
OAKLAND	1450 HARRISON ST OAKLAND 94612	94612	008 062602500			CBD-C		484	0.24	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	81		81	0.00	0.00	0		DOSP site; LMSAP site
OAKLAND	1440 HARRISON ST OAKLAND 94612	94612	008 062602400			CBD-C		484	0.29	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	100		100	0.00	0.00	0		DOSP site; LMSAP site

OAKLAND	5216 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402201			RU-5		158.4	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	11		11	0.00	0.00	0		Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5228 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402300			RU-5		158.4	0.43	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8		8	0.00	0.00	0		Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5300 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402601			RU-5		158.4	0.56	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.39	0.06	1924		Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5216 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402202			RU-5		158.4	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5232 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402400			RU-5		158.4	0.48	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.22	0.00	0		Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402601)
OAKLAND	708 PERALTA ST OAKLAND 94607	94607	004 009701500			CC-2		96.8	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	6		6	0.00	0.00	0		HCD loan interest
OAKLAND	1578 7TH ST OAKLAND 94607	94607	004 009701400			CC-2		96.8	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		HCD loan interest
OAKLAND	1576 7TH ST OAKLAND 94607	94607	004 009701300			CC-2		96.8	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		HCD loan interest
OAKLAND	3701 M L KING JR WAY OAKLAND 94609	94609	012 096500500			CN-3		116.16	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14			14	0.00	0.00	0		HCD loan interest
OAKLAND	5490 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236601800			CN-3		158.4	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	19		19	0.00	0.00	0		Industrial uses in non-industrial zones - non-conforming uses. Right on BRT line. Vacant industrial land (APNs 035 236601700, 035 236601800)
OAKLAND	1433 55TH AVE OAKLAND 94621	94621	035 236601700			CN-3		158.4	1.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	97			97	0.00	0.00	0		Industrial uses in non-industrial zones - non-conforming uses. Right on BRT line. Vacant industrial land (APNs 035 236601700, 035 236601800)
OAKLAND	2372 INTERNATIONAL BLVD OAKLAND 94601	94601	020 015301601			CN-3		96.8	0.64	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	0.95	0.00	0		LISC Church site
OAKLAND	111 FAIRMOUNT AVE OAKLAND 94611	94611	010 080001006			RM-3		2 per lot	1.33	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25	0	0	25	2.64	0.00	1928		LISC Church site - Affordable housing for formerly incarcerated young adults, homeless veterans, formerly trafficked youth, homeless seniors. Which community receives the highest level of priority will depend on available funding and current need.
OAKLAND	3003 FILBERT ST OAKLAND 94608	94608	005 046602200			RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0.00	0.00	0		LISC Church site - Homeownership for first time homebuyers up to 120% AMI. Townhouse units.
OAKLAND	8800 FONTAINE ST OAKLAND 94605	94605	043A467500232			RD-1		1 per lot	3.06	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	50	0	3	53	2.89	0.00	1961		LISC Church site - Low income senior rental and SFH ownership.
OAKLAND	1420 MYRTLE ST OAKLAND 94607	94607	005 038301800			RM-4		39.6	0.22	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	24	1.08	0.00	1912		LISC Church site - 24 units of teacher/educator workforce housing (property is within walking distance of five schools). Entitlements and financing commitments secured pending Bishop approvals
OAKLAND	967 32ND ST OAKLAND 94608	94608	005 046700100			CC-2		116.16	0.18	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	73	0	0	73	0.00	0.87	0		LISC Church site - Supportive housing for homeless individuals 55 and older
OAKLAND	1013 HARRISON ST OAKLAND 94607	94607	002 011200700			D-LM-2		193.6	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	16	32	4.31	1.65	0		LISC Church site, Mixed income workforce/market rate housing
OAKLAND	425 8TH ST OAKLAND 94607	94607	001 019500402			D-LM-2		396	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18		18	0.00	0.00	0		LMSAP site
OAKLAND	428 7TH ST OAKLAND 94607	94607	001 019500800			D-LM-2		396	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	736 BROADWAY OAKLAND 94607	94607	001 019500300			D-LM-2		396	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	716 BROADWAY OAKLAND 94607	94607	001 019500900			D-LM-2		396	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	610 OAK ST OAKLAND 94607	94607	001 016701000			D-LM-4		193.6	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	28		28	0.06	0.10	0		LMSAP site
OAKLAND	1225 WEBSTER ST OAKLAND 94612	94612	002 005700402			D-LM-4		396	0.28	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	41		41	0.00	0.00	0		LMSAP site
OAKLAND	1600 HARRISON ST OAKLAND 94612	94612	008 062603001			CBD-C		494	0.27	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	68		68	0.18	1.00	1916		LMSAP site
OAKLAND	1329 MADISON ST OAKLAND 94612	94612	002 007900400			D-LM-2		396	0.23	Parks, Recreation & Open Space	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	58		58	0.00	0.00	0		LMSAP site
OAKLAND	316 2ND ST OAKLAND 94607	94607	001 014900500			C-45		145.2	0.45	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	52		52	0.00	0.00	0		LMSAP site
OAKLAND	201 BROADWAY OAKLAND 94607	94607	001 013500300			C-45		145.2	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	39		39	0.00	0.00	0		Building demolished recently
OAKLAND	5433 SAN PABLO AVE OAKLAND 94608	94608	013 118400100			CC-2		116.16	0.46	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	31		31	0.00	0.00	0		
OAKLAND	430 BROADWAY OAKLAND 94607	94607	001 013900100			C-45		145.2	1.38	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	100	0	172	272	0.00	0.00	0		
OAKLAND	5325 SAN PABLO AVE OAKLAND 94608	94608	013 118300100			CC-2		116.16	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12		12	0.00	0.00	0		Former auto mechanic garage that has been more recently used as an outdoor gym.
OAKLAND	6500 SAN PABLO AVE OAKLAND 94608	94608	016 145301303			CC-2		116.16	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6		6	0.00	0.00	0		Previously entitled for 10 units. PLN17067.
OAKLAND	510 FALLON ST OAKLAND 94607	94607	018 044501202			D-LM-4		396	4.57	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	266	178	444	888	0.00	0.00	0		Student parking for Laney College (APNs 018 044501202; 018 045501502)
OAKLAND	5617 SAN PABLO AVE OAKLAND 94608	94608	015 130901202			RM-2		2 per lot	0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Vacant lot near Golden Gate Library
OAKLAND	CASTRO ST OAKLAND 94607	94607	001 022101402			CC-2		193.6	1.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	400	0	0	400	0.00	0.00	0		Very large parcel; pre-app previously received. Applicant expressed interest in going big.
OAKLAND	FOOTHILL BLVD OAKLAND 94603	94603	047 557900200			RD-1		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	10520 MACARTHUR BLVD OAKLAND 94605	94605	047 559502206			CC-2		96.8	0.13	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	16	0	33	2.82	0.46	0		
OAKLAND	1000 PINE ST OAKLAND 94607	94607	006 003104100			HBX-2		46.83870968	0.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	907 WILLOW ST OAKLAND 94607	94607	006 002301900			RM-2		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1675 12TH ST OAKLAND 94607	94607	006 001300700			RM-2		2 per lot	0.19	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2.33	0.00	1901		
OAKLAND	942 PINE ST OAKLAND 94607	94607	006 003300100			HBX-2		46.83870968	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	PINE ST OAKLAND 94607	94607	006 003104600			HBX-2		46.83870968	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	933 PINE ST OAKLAND 94607	94607	006 004901600			RM-2		1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1891		
OAKLAND	2531 WALLACE ST OAKLAND 94606	94606	022 034702000			RM-2		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.97	0.00	0		
OAKLAND	2443 13TH AVE OAKLAND 94606	94606	022 033200101			RM-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	3635 13TH AVE OAKLAND 94610	94610	023 048000500			RM-3		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2527 WALLACE ST OAKLAND 94606	94606	022 034702100			RM-2		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2533 23RD AVE OAKLAND 94601	94601	022 035108200			RM-2		2 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	2533 23RD AVE OAKLAND 94601	94601	022 035108300			RM-2		2 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	2340 E 21ST ST OAKLAND 94601	94601	021 029201300			RM-3		2 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	2345 E 22ND ST OAKLAND 94601	94601	021 029203000			RM-2		2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.34	0.00	1895		
OAKLAND	2401 FOOTHILL BLVD OAKLAND 94601	94601	025 073600100			RU-1		39.6	0.07	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.00	0.65	0		
OAKLAND	2222 23RD AVE OAKLAND 94606	94606	026 075701300			RM-3		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3225 HANNAH ST OAKLAND 94608	94608	007 059701900			RM-2		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3231 HANNAH ST OAKLAND 94608	94608	007 059701800			RM-2		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	1608 32ND ST OAKLAND 94608	94608	007 059801700			HBX-2		46.83870968	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	0.00	0.00	0		
OAKLAND	3261 HOLLIS ST OAKLAND 94608	94608	007 059400504			HBX-2		46.83870968	0.15	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1909		
OAKLAND	1450 32ND ST OAKLAND 94608	94608	007 059501901			RM-3		2 per lot	0.49	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	4.50	0.33	1957		
OAKLAND	1951 23RD AVE OAKLAND 94606	94606	021 024800801			RM-3		2 per lot	0.21	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.14	0.12	0		
OAKLAND	2057 23RD AVE OAKLAND 94606	94606	021 025200100			RM-3		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	2134 35TH AVE OAKLAND 94601	94601	032 211200600			RM-4		39.6	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3200 DAVIS ST OAKLAND 94601	94601	027 094601900			RM-3		2 per lot	0.17	Sinale Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1913		
OAKLAND	HARRINGTON AVE OAKLAND 94601	94601	032 210006000			RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	2130 35TH AVE OAKLAND 94601	94601	032 211200500			RM-4		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2007 CROSBY AVE OAKLAND 94601	94601	032 211600300			RM-2		1 per lot	0.07	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1911		
OAKLAND	2715 ADELINE ST OAKLAND 94607	94607	005 044600102			CIX-1A		#N/A	0.48	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	91	91	0.00	0.99	0		

OAKLAND	2911 MAGNOLIA ST OAKLAND 94608	94608	005 045801002			RM-2		2 per lot	0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	1890		
OAKLAND	2801 LINDEN ST OAKLAND 94608	94608	005 045504400			RM-2		1 per lot	0.09	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.94	0.00	1910		
OAKLAND	2619 MAGNOLIA ST OAKLAND 94607	94607	005 044500601			CIX-1A		#N/A	2.25	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	0.83	1.01	1917		
OAKLAND	487H AV OAKLAND 94601	94601	035 236003600			RM-3		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1519 48TH AVE OAKLAND 94601	94601	035 236000700			RM-3		2 per lot	0.15	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1915		
OAKLAND	487H AV OAKLAND 94601	94601	035 236003400			RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1942 48TH AVE OAKLAND 94601	94601	035 238301700			RM-3		2 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	1437 48TH AVE OAKLAND 94601	94601	035 236003300			RM-3		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	4601 FOOTHILL BLVD OAKLAND 94601	94601	035 240000100			RU-5		96.8	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	487H AV OAKLAND 94601	94601	035 236003500			RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	878 42ND ST OAKLAND 94608	94608	013 109001700			RM-2		2 per lot	0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.43	0.00	1906		
OAKLAND	4120 MARKET ST OAKLAND 94608	94608	012 101901200			RM-2		2 per lot	0.28	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1925		
OAKLAND	1396 5TH ST OAKLAND 94607	94607	004 006900400			S-15W		193.6	0.88	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	206	222	0.00	0.00	0		
OAKLAND	8TH AVE OAKLAND 94607	94607	018 046501500			D-OTN		#N/A	1.44	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	475	475	0.00	0.00	0		
OAKLAND	37 8TH AVE OAKLAND 94606	94606	018 046501800			D-OTN		#N/A	2.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	378	378	0.00	0.00	0		
OAKLAND	8TH AVE OAKLAND 94607	94607	018 046501600			D-OTN		#N/A	1.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	196	196	0.00	0.00	0		
OAKLAND	2400 ADELINE ST OAKLAND 94607	94607	005 043601102			HBX-4		54.45	0.55	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	29	29	0.56	0.00	0		
OAKLAND	2242 MAGNOLIA ST OAKLAND 94607	94607	005 042602201			HBX-4		54.45	0.37	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	13	13	0.00	0.00	0		
OAKLAND	2401 ADELINE ST OAKLAND 94607	94607	005 043701100			HBX-4		54.45	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	16	18	3.17	0.00	0		
OAKLAND	310 BROADWAY OAKLAND 94607	94607	001 013901200			C-45		145.2	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	1.48	0.98	1925		
OAKLAND	419 4TH ST OAKLAND 94607	94607	001 013901500			C-45		145.2	0.32	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	69	69	0.76	0.99	1920		
OAKLAND	4207 BROADWAY OAKLAND 94611	94611	012 100201001			CC-2		96.8	0.17	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	0	121	127	0.16	1.02	1985		
OAKLAND	330 40TH ST OAKLAND 94609	94609	012 100001500			CC-2		116.16	0.09	Parkine Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	21	21	0.00	0.00	0		
OAKLAND	5130 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236302900			RU-5		116.16	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.35	0.15	1947		
OAKLAND	4825 FOOTHILL BLVD OAKLAND 94601	94601	035 238500100			RU-5		96.8	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.03	0.08	0		
OAKLAND	4610 INTERNATIONAL BLVD OAKLAND 94601	94601	035 235902201			CC-2		158.4	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	35		35	0.00	0.11	1967		
OAKLAND	1395 7TH ST OAKLAND 94607	94607	004 006900100			S-15W		193.6	0.54	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	83		83	0.14	0.04	0		
OAKLAND	1546 7TH ST OAKLAND 94606	94606	004 009501700			CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	718 CAMPBELL ST OAKLAND 94607	94607	006 000302300			RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		
OAKLAND	1452 7TH ST OAKLAND 94607	94607	004 007901300			S-15W		116.16	0.10	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.00	0.30	0		
OAKLAND	1620 7TH ST OAKLAND 94607	94607	006 000301900			CC-2		96.8	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20		20	0.00	0.00	0		
OAKLAND	1534 7TH ST OAKLAND 94606	94606	004 009501600			CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	1484 7TH ST OAKLAND 94607	94607	004 007901701			S-15W		116.16	0.20	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.98	0.25	1997		
OAKLAND	1528 7TH ST OAKLAND 94606	94606	004 009501500			CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	707 PERALTA ST OAKLAND 94607	94607	006 000301800			CC-2		96.8	0.13	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.00	1.29	1880		
OAKLAND	1470 7TH ST OAKLAND 94607	94607	004 007901500			S-15W		116.16	0.32	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	29		29	0.00	0.00	0		
OAKLAND	1626 7TH ST OAKLAND 94606	94606	006 000302000			CC-2		96.8	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	713 PERALTA ST OAKLAND 94607	94607	006 000301700			CC-2		96.8	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	10		10	0.00	0.00	0		
OAKLAND	1572 7TH ST OAKLAND 94607	94607	004 009701200			CC-2		96.8	0.05	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.27	1.39	1907		
OAKLAND	1462 7TH ST OAKLAND 94607	94607	004 007901400			S-15W		116.16	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5		5	0.00	0.30	0		
OAKLAND	1520 7TH ST OAKLAND 94607	94607	004 009501400			CC-2		#N/A	0.29	Parkine Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	22		22	0.28	0.00	0		
OAKLAND	8TH ST OAKLAND 94607	94607	004 007700101			RM-1		1 per lot	0.22	Cemetery/Mortuary	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	533 KIRKHAM ST OAKLAND 94607	94607	004 006900202			S-15W		193.6	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	36		36	0.00	0.00	0		
OAKLAND	355 MANDELA PKWY OAKLAND 94607	94607	004 007300800			S-15W		116.16	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12		12	0.00	0.65	0		
OAKLAND	822 WASHINGTON ST OAKLAND 94607	94607	001 020101000			CBD-P		145.2	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19		19	0.00	0.00	0		
OAKLAND	468 8TH ST OAKLAND 94607	94607	001 020100800			CBD-P		145.2	0.06	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6		6	0.00	0.00	0		
OAKLAND	806 WASHINGTON ST OAKLAND 94607	94607	001 020101100			CBD-P		145.2	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.00	0.00	0		
OAKLAND	478 8TH ST OAKLAND 94607	94607	001 020100900			CBD-P		145.2	0.11	Parkine Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12		12	0.00	0.00	0		
OAKLAND	4366 BROADWAY OAKLAND 94611	94611	013 110802401			CC-2		96.8	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	17			17	0.00	0.00	0		
OAKLAND	19TH ST OAKLAND 94607	94607	003 008100603			CBD-X		484	0.19	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	88	88	0.00	0.00	0		
OAKLAND	RISPIN DR OAKLAND 94705	94705	048H765601900			RH-4		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	248 GRAVATT DR OAKLAND 94603	94603	048H760605400			RH-4		1 per lot	0.72	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1987		
OAKLAND	OLD TUNNEL RD OAKLAND 94603	94603	048H751000304			RH-4		1 per lot	0.65	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	GRAVATT DR OAKLAND 94603	94603	048H760606400			RH-4		1 per lot	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2 EVERGREEN LN OAKLAND 94705	94705	048H766303500			RH-4		1 per lot	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	44	44	0.00	0.00	0		
OAKLAND	1049 GRAND VIEW DR OAKLAND 94603	94603	048H760602200			RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	41 VICENTE PL OAKLAND 94605	94605	048H760401203			RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1090 AMITO AVE OAKLAND 94603	94603	048H765202101			RH-4		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	7076 WESTMOORLAND DR OAKLAND 94705	94705	048H762205300			RH-4		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	GRAVATT DR OAKLAND 94603	94603	048H760604708			RH-4		1 per lot	0.96	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	TUNNEL RD OAKLAND 94611	94611	048H751001010			RH-4		1 per lot	0.38	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	920 ALVARADO RD OAKLAND 94705	94705	048H751001800			RH-4		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	84 GYPSY LN OAKLAND 94705	94705	048H751500802			RH-3		1 per lot	0.59	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	CHARING CROSS RD OAKLAND 94705	94705	048H762003400			RH-4		1 per lot	0.36	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	CLAREMONT AVE OAKLAND 94603	94603	048H767201300			RH-4		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	6143 CONTRA COSTA RD OAKLAND 94618	94618	048A710207501			RD-1		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	DEVON WAY OAKLAND 94603	94603	048H761603002			RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6890 BUCKINGHAM BLVD OAKLAND 94705	94705	048H761803400			RH-4		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2 PERTH PL OAKLAND 94603	94603	048H760600903			RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6018 GLENARMS DR OAKLAND 94611	94611	048H753600202			RH-4		1 per lot	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3943 BROADWAY OAKLAND 94611	94611	012 098200204			CC-2		116.16	0.48	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.57	0.13	1967		
OAKLAND	17TH ST OAKLAND 94612	94612	003 005502401			RM-3		2 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	DWIGHT WAY OAKLAND 94504	94504	048H770000501			RH-2		1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	9TH ST OAKLAND 94607	94607	004 009101200			RM-2		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3440 BOSTON AVE OAKLAND 94602	94602	028 090902400			RM-3		2 per lot	0.15	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1898		
OAKLAND	WHITTLE AVE OAKLAND 94608	94608	029A130800300			RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3600 LAGUNA AVE OAKLAND 94602	94602	029 099005500			RM-3		2 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	COOLIDGE AVE OAKLAND 94602	94602	029 098901303			RM-3		2 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	0		
OAKLAND	11190 LOCHARD ST OAKLAND 94605	94605	048 626201100			RH-2		1 per lot	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2621 MARKET ST OAKLAND 94607	94607	005 045101200			RM-4		1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2429 MARKET ST OAKLAND 94607	94607	005 043201203			RM-4		39.6	0.14	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	0.02	0.14	1971		
OAKLAND	369 MACARTHUR BLVD OAKLAND 94610	94610	010 078502102			RU-2		54.45	0.14	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	1910		
OAKLAND	459 WAYNE AVE OAKLAND 94606	94606	022 030800200			RU-3		96.8	0.12	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	16	20	2.33	0.00	1920		
OAKLAND	335 HANOVER AVE OAKLAND 94606	94606	022 030901200			RU-1		39.6	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1.50	0.00	1912		
OAKLAND	869 22ND ST OAKLAND 94607	94607	003 002901800			RM-2		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	868 20TH ST OAKLAND 94607	94607	003 003101100			RM-2		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2049 MARKET ST OAKLAND 94607	94607	005 041000300			RM-4		1 per lot	0.09	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.47	0.00	1906		
OAKLAND	5484 BANCROFT AVE OAKLAND 94601	94601	035 239001000			RU-4		96.8	0.13	Residential Care/Assisted Living/Nursing Facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.19	0.00	0		
OAKLAND	719 CENTER ST OAKLAND 94607	94607	004 007901100			RM-3		1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	723 CENTER ST OAKLAND 94607	94607	004 007901000			RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	715 CENTER ST OAKLAND 94607	94607	004 007901200			S-15W		116.16	0.03	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.00	0.30	0		
OAKLAND	2411 MACARTHUR BLVD OAKLAND 94602	94602	028 090602701			CN-1		96.8	0.42	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32		32	0.21	0.13	1976		
OAKLAND	6600 FOOTHILL BLVD OAKLAND 94605	94605	039 327901503			CC-2		96.8	0.32	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20		20	0.19	0.11	1958		
OAKLAND	6001 FOOTHILL BLVD OAKLAND 94605	94605	038 320100100			CN-3		96.8	0.19	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.92	0.12	0		
OAKLAND	LAKE SHORE AVE OAKLAND 94608	94608	013 041001100			RU-3		96.8	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	15		15	0.00	0.00	0		
OAKLAND	5330 FOOTHILL BLVD OAKLAND 94601	94601	035 237800600			CN-3		79.2	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8		8	0.25	0.06	0		
OAKLAND	POTTER ST OAKLAND 94601	94601	036 242702200			RD-2		1 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	5211 BELVEDERE ST OAKLAND 94601	94601	035 237301600			RD-2		1 per lot	0.14	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1.50	0.00	1917		
OAKLAND	6225 HARMON AVE OAKLAND 94621	94621	038 321300900			RM-2		2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1912		
OAKLAND	1641 CHURCH ST OAKLAND 94621	94621	039 325102502			RD-1		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6106 HAYES ST OAKLAND 94621	94621	038 321001004			RD-2		2 per lot	0.22	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1908		
OAKLAND	5490 FOOTHILL BLVD OAKLAND 94601	94601	035 237600100			RU-4		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0		
OAKLAND	5308 FAIRFAX AVE OAKLAND 94601	94601	035 238901400			CN-3		79.2	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	5319 FOOTHILL BLVD OAKLAND 94601	94601	035 238901500			CN-3		79.2	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3		3	0.00	0.00	0		
OAKLAND	7018 INTERNATIONAL BLVD OAKLAND 94621	94621	039 331203000			RU-5		116.16	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0		
OAKLAND	7000 INTERNATIONAL BLVD OAKLAND 94621	94621	039 331203301			RU-5		116.16	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.00	0.00	0		
OAKLAND	6200 INTERNATIONAL BLVD OAKLAND 94621	94621	038 322201901			RU-5		158.4	0.24	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4		4	0.00	0.00	0		
OAKLAND	INTERNATIONAL BLVD OAKLAND 94611	94611	041 413300301			RU-5		116.16	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3		3	0.00	0.00	0		
OAKLAND	6415 INTERNATIONAL BLVD OAKLAND 94621	94621	041 405002100			RU-5		116.16	0.27	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.04	0.11	1950		
OAKLAND	7744 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335504901			RU-5		116.16	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	0.09	0		
OAKLAND	7700 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335505600			RU-5		116.16	0.08	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	1.02	1923		
OAKLAND	7744 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335505001			RU-5		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Pr

OAKLAND	980 STANFORD AVE OAKLAND 94608	94608	015 134000500			RM-2		2 per lot	0.10	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	1910					
OAKLAND	STANFORD AVE OAKLAND 94608	94608	015 134000701			RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0					
OAKLAND	GOULDIN RD OAKLAND 94603	94603	048F737204500			RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	7009 SKYLINE BLVD OAKLAND 94611	94611	048G744801303			RH-3		1 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	THORNHILL DR OAKLAND 94603	94603	048F737806800			RH-3		1 per lot	0.29	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SHEPHERD CANYON RD OAKLAND 94603	94603	048D730405703			RH-3		1 per lot	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902700			RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	17014 BROADWAY TER OAKLAND 94611	94611	048G742803100			RH-4		1 per lot	0.22	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	RUTHLAND RD OAKLAND 94603	94603	048G741503200			RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	15010 BROADWAY TER OAKLAND 94611	94611	048G742701106			RH-3		1 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1969					
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744703904			RH-3		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744401000			RH-4		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101200			RH-3		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702703			RH-3		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732202502			RH-4		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	THORNHILL DR OAKLAND 94603	94603	048F737806600			RH-3		1 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	9 HOMEGLEN LN OAKLAND 94611	94611	048E732402300			RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6979 ELVERTON DR OAKLAND 94611	94611	048G744802903			RH-3		1 per lot	0.43	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.51	0.00	0					
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730303100			RH-4		1 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730306900			RH-4		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101400			RH-3		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732202300			RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048G745002800			RH-4		1 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	MOORE DR OAKLAND 94603	94603	048D731002200			RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6645 EXETER DR OAKLAND 94611	94611	048D729902803			RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1.17	0.00	0					
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730206103			RH-4		1 per lot	0.18	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	5450 MASONIC AVE OAKLAND 94618	94618	048B716500202			RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.02	0.00	0					
OAKLAND	BALSAM WAY OAKLAND 94603	94603	048G743201400			RH-4		1 per lot	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702100			RH-3		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6587 THORNHILL DR OAKLAND 94611	94611	048F737806500			RH-3		1 per lot	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902600			RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	PINEHAVEN RD OAKLAND 94603	94603	048G743302600			RH-4		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	PASO ROBLES DR OAKLAND 94603	94603	048E732806700			RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101300			RH-3		1 per lot	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6002 MAZUELA DR OAKLAND 94611	94611	048F740001400			RH-3		1 per lot	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730303000			RH-4		1 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	BAGSHOTTE DR OAKLAND 94603	94603	048D728205000			RH-3		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D728105000			RH-4		1 per lot	0.65	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	BALSAM WAY OAKLAND 94603	94603	048G743201202			RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6034 THORNHILL DR OAKLAND 94611	94611	048F738302406			RH-4		1 per lot	0.51	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.58	0.00	0					
OAKLAND	THORNDALE DR OAKLAND 94611	94611	048G744804300			RH-3		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	ARROWHEAD DR OAKLAND 94603	94603	048E732104802			RH-3		1 per lot	0.40	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	MANZANITA DR OAKLAND 94603	94603	048E731902000			RH-4		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	1684 ARROWHEAD DR OAKLAND 94611	94611	048E732201500			RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6298 WESTOVER DR OAKLAND 94611	94611	048D730306700			RH-4		1 per lot	0.18	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6959 BALSAM WAY OAKLAND 94611	94611	048G743201500			RH-4		1 per lot	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	JEWELL CT OAKLAND 94603	94603	048G744502800			RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6142 RUTHLAND RD OAKLAND 94611	94611	048G741503100			RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1924					
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744400503			RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SHEPHERD CANYON RD OAKLAND 94611	94611	048E732601100			RH-3		1 per lot	0.31	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203100			RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	OAKWOOD DR OAKLAND 94603	94603	048F737802600			RH-4		1 per lot	0.33	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6701 SNAKE RD OAKLAND 94611	94611	048F737405502			RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	OAKWOOD DR OAKLAND 94603	94603	048F737701800			RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0					
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203000			RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SNAKE RD OAKLAND 94603	94603	048F737601800			RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730307200			RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730301214			RH-4		1 per lot	0.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730308700			RH-4		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	GIRVIN DR OAKLAND 94611	94611	048D730205200			RH-4		1 per lot	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730205600			RH-4		1 per lot	0.18	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6735 SIMS DR OAKLAND 94611	94611	048C719302500			RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	20 TAURUS AVE OAKLAND 94611	94611	048G742602900			RH-4		1 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732004800			RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	6657 SKYLINE BLVD OAKLAND 94611	94611	048G745002600			RH-4		1 per lot	0.19	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	2019					
OAKLAND	AITKEN DR OAKLAND 94611	94611	048D730300501			RH-4		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	LA SALLE AVE OAKLAND 94603	94603	048C719101804			RH-4		1 per lot	0.76	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	200 FALLON ST OAKLAND 94607	94607	018 044000903			M-20		#N/A	1.73	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	276	276	1.07	0.26	1974					
OAKLAND	2211 WEST ST OAKLAND 94612	94612	003 002701100			CC-2		116.16	0.09	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	2.33	0.00	1907					
OAKLAND	2304 9TH AVE OAKLAND 94606	94606	022 031800806			RM-3		2 per lot	0.24	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	2.33	0.00	1902					
OAKLAND	2318 9TH AVE OAKLAND 94606	94606	022 031800900			RM-3		2 per lot	0.17	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	1.86	0.00	1884					
OAKLAND	915 GROSVENOR PL OAKLAND 94610	94610	011 088901516			RD-1		1 per lot	0.44	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	800 W GRAND AVE OAKLAND 94607	94607	003 001900400			CC-2		116.16	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	19		19	0.00	0.00	0					
OAKLAND	800 W GRAND AVE OAKLAND 94607	94607	003 001900300			CC-2		116.16	0.45	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	46		46	0.00	0.00	0					
OAKLAND	TRESTLE GLEN RD OAKLAND 94608	94608	023 043902400			RD-1		1 per lot	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	578 7TH ST OAKLAND 94607	94607	001 020901500			CBD-X		217.8	0.17	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	16	41	57	0.00	0.75	1923					
OAKLAND	707 WASHINGTON ST OAKLAND 94607	94607	001 020302000			CBD-P		145.2	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	50	50	0.00	0.00	0					
OAKLAND	PARK BLVD OAKLAND 94608	94608	024 053300402			RD-1		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	0.00	0.00	0					
OAKLAND	1663 TRESTLE GLEN RD OAKLAND 94610	94610	024 060801400			RD-1		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	ELBERT ST OAKLAND 94602	94602	024 060806001			RD-1		1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0					
OAKLAND	1663 TRESTLE GLEN RD OAKLAND 94610	94610	024 060801300			RD-1		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	2044 FRANKLIN ST OAKLAND 94612	94612	008 065101801			CBD-C		484	0.58	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	337	357	0.02	0.00	0					
OAKLAND	1365 WILLOW ST OAKLAND 94607	94607	006 002700700			HBX-2		46.83870968	0.46	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	21	21	0.17	0.00	0					
OAKLAND	10550 INTERNATIONAL BLVD OAKLAND 94603	94603	047 5509044400			CC-2		116.16	1.08	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	69			69	0.00	0.00	0					
OAKLAND	812 PINE ST OAKLAND 94607	94607	006 003505900			HBX-2		46.83870968	0.02	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	808 PINE ST OAKLAND 94607	94607	006 003505800			HBX-2		46.83870968	0.02	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	939 35TH ST OAKLAND 94608	94608	009 074002800			RM-2		2 per lot	0.16	Religious/Institutional	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	32	32	0.00	0.00	0					
OAKLAND	1626 14TH ST OAKLAND 94607	94607	007 055301200			RM-2		2 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0					
OAKLAND	3600 PARK BLVD OAKLAND 94610	94610	023 047602101			CN-4		Same density regs	0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	13			13	0.00	0.00	0					Abuts RM-4, assume realistic capacity of 39.6
OAKLAND	729 CLAY ST OAKLAND 94607	94607	001 020901100			CBD-X		217.8	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	24		24	0.00	0.00	0					
OAKLAND	561 8TH ST OAKLAND 94607	94607	001 020901000			CBD-X		217.8	0.06	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.00	0.00	0					
OAKLAND	575 8TH ST OAKLAND 94607	94607	001 020900900			CBD-X		217.8	0.20	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	27		27	0.00	0.00	0					
OAKLAND	1975 WEBSTER ST OAKLAND 94612	94612	008 063700303			CBD-C		484	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	98		98	0.00	0.00	0					
OAKLAND	9959 INTERNATIONAL BLVD OAKLAND 94603	94603	047 5720900605			CC-2		116.16	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20		20	0.00	0.00	0					
OAKLAND	3314 SAN PABLO AVE OAKLAND 94608	94608	009 072301501			RU-5		116.16	0.25	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	23		23	0.00	0.01	0					
OAKLAND	4617 SHATTUCK AVE OAKLAND 94609	94609	013 116000300			CN-2		96.8	0.09	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	0.00	0.00	1898					
OAKLAND	5699 SHATTUCK AVE OAKLAND 94609	94609	015 127900100			RM-4		39.6	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.80	0.00	1905					
OAKLAND	5616 M L KING JR WAY OAKLAND 94609	94609	014 121001801			CN-3		96.8	0.15	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	18	20	2.01	0.69	0					
OAKLAND	11880 SKYLINE BLVD OAKLAND 94619	94619	037A3149080O2			CN-3		79.2	0.49	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	18	20	0.00	0.00	0					
OAKLAND	13430 CAMPUS DR OAKLAND 94619	94619	037A3156009O0			RH-3		1 per lot	0.50	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	4808 MCDONELL AVE OAKLAND 94619	94619	037 2605136O0			RH-3		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1941					
OAKLAND	RISING HILL CT OAKLAND 94619	94619	037A3155002O2			RH-3		1 per lot	0.63	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	BRUNELL DR OAKLAND 94608	94608	029 117302502			RH-3		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0					
OAKLAND	RIDGEMONT DR OAKLAND 94605	94605	037A3151002O5			RH-1		1 per lot	20.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	20	20	0.00	0.00	0					
OAKLAND	520 31ST ST OAKLAND 94609	94609	009 071500800			RU-2		54.45	0.13	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	2.33	0.00	1910					
OAKLAND	557 MERRIMAC ST OAKLAND 94612	94612	009 068904001			RU-5		96.8	0.33	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0					
OAKLAND	436 OAKLAND AVE OAKLAND 94611	94611	010 079202000			RM-4		39.6	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	0.00	0.00	0					
OAKLAND	3322 HARRISON ST OAKLAND 94611	94611	010 081002000			RM-3		1 per lot	0.05	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.37	0.00	1907					
OAKLAND	3317 HARRISON ST OAKLAND 94611	94611	010 080900600			RM-4		39.6	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0					
OAKLAND	430 ADAMS ST OAKLAND 94610	94610	010 078500200			RU-2		54.45	0.14	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	11	2.33	0.00	1904					
OAKLAND	5131 SHATTUCK AVE OAKLAND 94609	94609	014 121603102			CN-4		96.8	0.51	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	36		36	0.

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OAKLAND	9503 E ST OAKLAND 94603	94603	044 498500705			RM-1		1 per lot	0.18	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1912		
OAKLAND	7521 MACARTHUR BLVD OAKLAND 94605	94605	040 339600400			CN-3		96.8	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	10	11	0.00	0.00	0		
OAKLAND	HILLMONT DR OAKLAND 94608	94608	040A342604300			RD-1		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	8032 MACARTHUR BLVD OAKLAND 94605	94605	040A342201300			RU-4		96.8	0.23	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	6.77	0.00	1925		
OAKLAND	7953 CREST AVE OAKLAND 94605	94605	040A343501900			RD-1		1 per lot	0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	2003		
OAKLAND	2900 PARKER AVE OAKLAND 94605	94605	040A342004504			RD-2		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	7600 HILLMONT DR OAKLAND 94605	94605	040A342605800			RD-1		1 per lot	0.29	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2825 PARKER AVE OAKLAND 94605	94605	040A341002400			RM-3		2 per lot	0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.68	0.00	1928		
OAKLAND	CIRCLE HILL DR OAKLAND 94608	94608	040A343201103			RD-1		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	PIERSON ST OAKLAND 94608	94608	036 250212400			RM-3		2 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	0.00	0.00	0		
OAKLAND	9547 MACARTHUR BLVD OAKLAND 94605	94605	046 548801601			RU-4		96.8	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	LENOX AVE OAKLAND 94610	94610	010 077202001			RU-2		54.45	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	10			10	0.05	0.00	0		
OAKLAND	350 GRAND AVE OAKLAND 94610	94610	010 077601300			CN-2		116.16	0.35	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		0	14	14	0.06	0.01	1977		
OAKLAND	7526 MACARTHUR BLVD OAKLAND 94605	94605	040A340900113			RM-3		2 per lot	1.08	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	7506 MACARTHUR BLVD OAKLAND 94605	94605	040A340901402			CN-3		116.16	0.23	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.50	0.00	0		
OAKLAND	7532 MACARTHUR BLVD OAKLAND 94605	94605	040A340901300			CN-3		96.8	0.08	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	1.74	1937		
OAKLAND	3849 BUELL ST OAKLAND 94619	94619	037 254700900			RM-3		2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	2.33	0.00	1940		
OAKLAND	HUNTINGTON ST OAKLAND 94608	94608	030 196500700			RD-1		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	4737 REDDING ST OAKLAND 94619	94619	036 250202200			RD-1		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3136 COURTLAND AVE OAKLAND 94619	94619	036 244902900			RD-1		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	4452 MATTIS CT OAKLAND 94619	94619	037 253003100			RD-1		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2270 BROADWAY OAKLAND 94612	94612	008 065600201			D-BV-2		229.2631579	0.46	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	223	223	0.00	0.00	0		
OAKLAND	648 44TH ST OAKLAND 94609	94609	013 109402801			RU-4		96.8	0.44	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	52	57	0.99	0.00	1895		
OAKLAND	335 3RD ST OAKLAND 94607	94607	001 014900402			C-45		145.2	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	35	38	0.00	0.00	0		
OAKLAND	469 40TH ST OAKLAND 94609	94609	012 097200100			RU-3		96.8	0.23	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	28	32	2.59	0.00	1923		
OAKLAND	1 5TH AVE OAKLAND 94606	94606	018 043000114			D-OTN		#N/A	2.46	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	356	356	0.00	0.00	0		
OAKLAND	1506 3RD ST OAKLAND 94607	94607	004 010301600			RM-2		1 per lot	0.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3425 68TH AVE OAKLAND 94605	94605	037A275501200			RM-3		2 per lot	0.20	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	2.34	0.00	1940		
OAKLAND	739 CAMPBELL ST OAKLAND 94607	94607	001 001701300			RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	706 HARRISON ST OAKLAND 94607	94607	001 018502600			D-LM-4		193.6	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17		17	0.00	0.00	0		
OAKLAND	40TH ST OAKLAND 94609	94609	012 096904102			S-15		116.16	0.05	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	645 40TH ST OAKLAND 94609	94609	012 096903000			S-15		116.16	0.06	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	3924 M L KING JR WAY OAKLAND 94609	94609	012 096902900			S-15		116.16	0.13	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	10		10	0.00	0.00	0		
OAKLAND	375 12TH ST OAKLAND 94607	94607	002 005701100			D-LM-3		396	0.23	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	54	54	0.17	1.40	1880		
OAKLAND	1234 10TH ST OAKLAND 94606	94606	004 003902100			RM-2		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1431 FRANKLIN ST OAKLAND 94612	94612	008 062100807			CBD-P		484	0.48	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	26	0	289	315	0.00	0.00	0		
OAKLAND	2359 HARRISON ST OAKLAND 94612	94612	008 067000400			D-BV-1		348.48	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	325	325	0.00	0.00	0		
OAKLAND	2809 E 7TH ST OAKLAND 94601	94601	019 038002300			D-CE-3		#N/A	0.06	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2.63	0.00	1900		
OAKLAND	NA	NA	023 041005400			RM-3		2 per lot	0.12	Sinele Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	31 EXCELSIOR CT OAKLAND 94610	94610	023 041800401			RU-3		96.8	0.18	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	10	11	2.33	0.00	1938		
OAKLAND	490 CAPITAL ST OAKLAND 94610	94610	023 041700101			RM-3		2 per lot	0.09	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1960		
OAKLAND	CARROLL ST OAKLAND 94608	94608	022 039501600			RU-2		54.45	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	0.00	0.00	0		
OAKLAND	1740 BROADWAY OAKLAND 94612	94612	008 062301300			CBD-P		484	0.65	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	307	307	0.23	1.06	1973		
OAKLAND	2114 MACARTHUR BLVD OAKLAND 94602	94602	029A130205100			CN-1		96.8	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	1	29	39	0.00	0.00	0		
OAKLAND	1798 EXCELSIOR AVE OAKLAND 94602	94602	023 049600700			CN-1		96.8	0.05	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	1.17	0.39	0		
OAKLAND	1115 ADELINE ST OAKLAND 94607	94607	004 013300700			RM-2		2 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	5542 INTERNATIONAL BLVD OAKLAND 94621	94621	038 323201501			CN-3		116.16	0.60	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	29		29	0.00	0.00	0		
OAKLAND	553 27TH ST OAKLAND 94612	94612	009 068203104			RU-5		193.6	0.25	Parking Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19		19	0.00	0.00	0		
OAKLAND	2633 TELEGRAPH AVE OAKLAND 94612	94612	009 068200101			RU-3		96.8	1.57	Parking Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25		25	0.00	0.00	0		
OAKLAND	3374 GRAND AVE OAKLAND 94610	94610	011 083600101			CN-2		96.8	0.34	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	0.11	0.11	1967		
OAKLAND	2956 LAKESHORE AVE OAKLAND 94610	94610	023 041900102			CN-3		96.8	0.63	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	42		42	0.02	0.00	0		
OAKLAND	2055 MACARTHUR BLVD OAKLAND 94602	94602	026 083500601			CN-1		96.8	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	22			22	0.25	0.06	0		
OAKLAND	4042 EVERETT AVE OAKLAND 94602	94602	024 052004001			RM-2		2 per lot	0.22	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1962		
OAKLAND	105 5TH ST OAKLAND 94607	94607	001 016300100			C-45		145.2	0.17	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	15	142		157	0.00	0.03	0		
OAKLAND	1012 CHESTER ST OAKLAND 94607	94607	004 008501600			RM-2		2 per lot	0.14	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	2.33	0.00	1883		
OAKLAND	26TH ST OAKLAND 94612	94612	009 068101400			RM-2		1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	732 26TH ST OAKLAND 94612	94612	009 068101700			RM-2		1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	681 27TH ST OAKLAND 94612	94612	009 068103801			RU-4		79.2	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	12	15	0.00	0.00	0		
OAKLAND	696 29TH ST OAKLAND 94609	94609	009 069607200			RM-2		1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	868 36TH ST OAKLAND 94608	94608	012 094801502			RM-2		2 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	880 W MACARTHUR BLVD OAKLAND 94608	94608	012 095904900			RU-5		116.16	0.37	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	39	39	0.00	0.00	0		
OAKLAND	3001 E 12TH ST OAKLAND 94601	94601	025 069300400			M-30		#N/A	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	3.20	1.00	2006		
OAKLAND	2956 INTERNATIONAL BLVD OAKLAND 94601	94601	025 072000702			RM-4		39.6	0.61	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	106	0	0	106	0.00	0.00	0		
OAKLAND	FRYE ST OAKLAND 94602	94602	029 107602500			RH-4		1 per lot	0.45	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6039 CASTLE DR OAKLAND 94611	94611	048D726801000			RH-3		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	CASTLE DR OAKLAND 94603	94603	048D726800700			RH-3		1 per lot	0.41	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2844 MOUNTAIN BLVD OAKLAND 94602	94602	029 125502200			CN-3		79.2	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	13	17	0.01	0.00	0		
OAKLAND	2941 CARLSEN ST OAKLAND 94602	94602	029 108200700			RD-1		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WRENN ST OAKLAND 94608	94608	029A113600400			RD-1		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	HOLYROOD DR OAKLAND 94603	94603	048D727401004			RH-4		1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MONTEREY BLVD OAKLAND 94602	94602	029 106100609			RH-4		1 per lot	0.78	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	LONDON RD OAKLAND 94608	94608	029 107500100			RH-4		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	TIFFIN RD OAKLAND 94602	94602	029A131805000			RD-1		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MAPLE AVE OAKLAND 94608	94608	029 108100800			RD-1		1 per lot	0.22	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MASTLANDS DR OAKLAND 94603	94603	048D726800263			RH-3		1 per lot	0.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2703 M L KING JR WAY OAKLAND 94612	94612	009 069100301			RU-4		79.2	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	15		15	0.08	0.10	0		
OAKLAND	587 11TH ST OAKLAND 94607	94607	002 003500502			CBD-C		217.8	0.46	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	70		70	0.11	0.00	0		
OAKLAND	3111 INTERNATIONAL BLVD OAKLAND 94601	94601	025 068900101			CN-2		158.4	0.62	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	78		78	0.15	0.11	0		
OAKLAND	3053 INTERNATIONAL BLVD OAKLAND 94601	94601	025 069000801			CC-2		158.4	0.29	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	23		23	0.00	0.00	0		
OAKLAND	1829 MANDELA PKWY OAKLAND 94607	94607	005 039800204			CIX-1A		#N/A	0.46	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	13	13	0.00	0.00	0		
OAKLAND	1818 ADELINE ST OAKLAND 94607	94607	005 040602700			RM-4		39.6	0.15	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1890		
OAKLAND	3135 SAN PABLO AVE OAKLAND 94608	94608	005 046700201			CC-2		116.16	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	15	0	73	0.00	0.00	0		
OAKLAND	2901 BROADWAY OAKLAND 94611	94611	009 070100800			D-BV-3		158.4	0.12	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	0	197	220	0.00	1.00	0		
OAKLAND	6520 TELEGRAPH AVE OAKLAND 94609	94609	016 141601900			CN-2		96.8	0.15	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1903		
OAKLAND	6528 RAYMOND ST OAKLAND 94609	94609	016 142400101			RM-2		2 per lot	0.10	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1904		
OAKLAND	5998 TELEGRAPH AVE OAKLAND 94609	94609	016 138700100			RU-5		96.8	0.13	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	20	23	0.00	0.00	0		
OAKLAND	609 ALCATRAZ AVE OAKLAND 94609	94609	015 137803900			RM-4		39.6	0.13	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	1912		
OAKLAND	6341 SHATTUCK AVE OAKLAND 94609	94609	015 136400100			CN-3		79.2	0.15	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	12	14	0.37	0.17	1967		
OAKLAND	6624 DOVER ST OAKLAND 94609	94609	016 143000100			RM-2		2 per lot	0.11	Sinele Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.24	0.00	1908		
OAKLAND	2125 TELEGRAPH AVE OAKLAND 94612	94612	008 064700100			CBD-C		484	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	97	0	0	97	0.00	0.00	0		
OAKLAND	316 12TH ST OAKLAND 94607	94607	001 019300700			D-LM-4		193.6	0.22	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	24	27	0.60	1.00	0		
OAKLAND	1261 HARRISON ST OAKLAND 94612	94612	002 006300200			D-LM-4		193.6	0.35	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	0	92	102	0.05	1.00	0		
OAKLAND	KIRKHAM ST OAKLAND 94607	94607	004 006900201			S-15W		193.6	0.95	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	289	289	0.00	0.00	0		
OAKLAND	3801 TELEGRAPH AVE OAKLAND 94609	94609	012 096700501			CN-2		158.4	0.33	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19	2	59	80	1.32	0.44	0		
OAKLAND	1925 BRUSH ST OAKLAND 94612	94612	003 029700901			RM-4		39.6	0.57	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18	0.29	0.46	1922		
OAKLAND	905 61ST ST OAKLAND 94608	94608	015 134600703			RM-4		39.6	0.11	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1947		
OAKLAND	1124 63RD ST OAKLAND 94608	94608	016 145501100			RM-3		1 per lot	0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.35	0.00	0		
OAKLAND	1049 61ST ST OAKLAND 94608	94608	015 133800603			RM-2		2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1909		
OAKLAND	6518 SAN PABLO AVE OAKLAND 94608	94608	016 143301701			CC-2		116.16	0.12	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	9	0	0	9	0.00	0.00	0		
OAKLAND	972 63RD ST OAKLAND 94608	94608	016 143900800			RM-2		2 per lot	0.12	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1897		
OAKLAND	1031 62ND ST OAKLAND 94608	94608	016 144205000			RM-3		2 per lot	0.24	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	8	9	1.74	0.00	1915		
OAKLAND	1220 59TH ST OAKLAND 94608	94608	016 146201500			RM-2		2 per lot	0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.50	0.00	1910		
OAKLAND	868 40TH ST OAKLAND 94608	94608	012 101801100			RM-2		2 per lot	0.13	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1922		
OAKLAND	111 BROADWAY OAKLAND 94607	94607	001 013500700			C-45		145.2	0.09	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	10	13	3.64	2.55	0		
OAKLAND	3008 WEST ST OAKLAND 94608	94608	009 070901902			RM-2		2 per lot	0.13	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1908		
OAKLAND	3019 FILBERT ST OAKLAND 94608	94608	005 046601900			RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	0.00	0.00	0		
OAKLAND	1036 APGAR ST OAKLAND 94608	94608	012 095204800			HBX-2		46.83870968	0.02	Sinale Family Residential - Attached	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	2008		
OAKLAND	1032 APGAR ST OAKLAND 94608	94608	012 095204700			HBX-2		46.83870968	0.02	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	2008		
OAKLAND	1028 APGAR ST OAKLAND 94608	94608	012 095204600			HBX-2		46.83870968	0.02	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	2008		
OAKLAND	1034 APGAR ST OAKLAND 94608	94608	012 095203800			HBX-2		46.83870968	0.02	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1035 YERBA BUENA AVE OAKLAND 94608	94608	012 095303000			HBX-2		46.83870968	0.28	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10	1.54	0.38	1954		
OAKLAND	610 21ST ST OAKLAND 94606	94606	008 064701500			CBD-X		145.2	0.17	Multi Family Residential	YES - Current	NO - Privately-

OAKLAND	7014 HAMILTON ST OAKLAND 94621	94621	041 413303400			RD-2		1 per lot	0.22	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1915		
OAKLAND	72ND AV OAKLAND 94621	94621	041 413500403			RD-2		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SPENCER ST OAKLAND 94621	94621	041 414403802			RD-2		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1148 71ST AVE OAKLAND 94621	94621	041 413502800			RD-2		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	97TH AV OAKLAND 94621	94621	044 496901200			RM-2		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	821 JEFFERSON ST OAKLAND 94607	94607	001 021100500			CBD-R		217.8	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.76	0.69	1939		
OAKLAND	229 INTERNATIONAL BLVD OAKLAND 94606	94606	020 017000603			D-LM-1		193.6	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	31		31	0.00	0.00	0		
OAKLAND	9525 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496800301			CN-3		116.16	0.65	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32		32	0.18	0.00	0		
OAKLAND	2800 BROADWAY OAKLAND 94611	94611	009 068506800			D-BV-3		158.4	0.30	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	103	103	0.40	0.00	0		
OAKLAND	E 12TH ST OAKLAND 94611	94611	033 217701006			S-15		193.6	0.01	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	13	13	0.00	0.00	0		
OAKLAND	35TH AV OAKLAND 94601	94601	033 219701901			S-15		193.6	2.16	Parking Lot	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	179	0	2	181	0.00	0.00	0		
OAKLAND	490 THOMAS L BERKLEY WA OAKLAND 94612	94612	008 064901200			CBD-P		484	0.46	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	223	223	0.00	0.00	0		
OAKLAND	265 27TH ST OAKLAND 94612	94612	008 067102001			D-BV-1		348.48	0.97	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	232	0.00	0.00	0		
OAKLAND	2417 BROADWAY OAKLAND 94612	94612	008 067400301			D-BV-1		348.48	0.68	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	72	72	0.00	0.00	0		Has TCO: BVSP site
OAKLAND	FRANKLIN ST OAKLAND 94612	94612	002 005500200			D-LM-3		#N/A	1.38	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	27	0	409	436	4.33	0.00	0		Atlas, has TCO. LMSAP site
OAKLAND	620 WASHINGTON ST OAKLAND 94607	94607	001 019900100			CBD-X		484	1.37	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	180		420	600	0.00	0.00	0		PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized.
OAKLAND	55 MACARTHUR BLVD OAKLAND 94610	94610	010 081300800			RM-4		39.6	0.43	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	44	0	1	45	3.14	0.69	0		Piedmont Place Homekey Site
OAKLAND	1235 INTERNATIONAL BLVD OAKLAND 94606	94606	020 011700300			CN-3		79.2	0.16	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.00	0.00	0		Planning is underway to relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
OAKLAND	1550 JACKSON ST OAKLAND 94612	94612	008 062901708			CBD-R		145.2	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0.00	0.00	0		Previous project (PLN15061), but site is still vacant
OAKLAND	BELLEVUE AVE OAKLAND 94609	94609	019 002701400			D-LM-1		193.6	0.92	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	54			54	0.00	0.00	0		Previous Lake Merritt project (PLN19215 and PLN14266): LMSAP site
OAKLAND	4655 STEELE ST OAKLAND 94619	94619	037 255200100			RD-1		1 per lot	6.86	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	20	0	0	20	0.00	0.00	0		Tilden Child Development Center. At least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive $3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about $6.9 million over the length of the lease. $3,000 is affordable for LI household, assume all 20 units LI.
OAKLAND	1414 CLAY ST OAKLAND 94612	94612	003 006700400			CBD-C		484	0.66	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	255			255	0.00	0.00	0		unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
OAKLAND	905 W GRAND AVE OAKLAND 94607	94607	005 043100105			CC-2		158.4	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	54		54	0.00	0.00	0		WOSP site
OAKLAND	800 CEDAR ST OAKLAND 94607	94607	006 004700101			CIX-1B		#N/A	4.65	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	101	0	215	316	0.00	0.00	0		WOSP site
OAKLAND	1708 WOOD ST OAKLAND 94607	94607	007 056300200			HBX-2		46.83870968	2.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	54		54	0.00	0.00	1940		WOSP site
OAKLAND	5TH ST OAKLAND 94607	94607	018 039001007			S-15W		193.6	3.95	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	600	600	0.36	0.00	0		WOSP site
OAKLAND	1707 WOOD ST OAKLAND 94607	94607	018 031000707			D-WS-7		64.15316642	0.25	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	3		3	0.00	0.00	0		WOSP site
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031001400			D-WS-7		64.15316642	3.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	46		46	0.00	0.00	0		WOSP site
OAKLAND	349 MANDELA PKWY OAKLAND 94607	94607	004 007300900			S-15W		116.16	0.34	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	31			31	0.00	0.00	0		WOSP site; BART site
OAKLAND	2855 BROADWAY OAKLAND 94611	94611	009 068600300			D-BV-3		158.4	0.39	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0		68	68	2.89	0.00	0		BVSP site
OAKLAND	514 SHATTUCK AVE OAKLAND 94609	94609	013 115400905			CN-2		96.8	2.64	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	182			182	0.00	0.27	1997	Yes	
OAKLAND	3875 TELEGRAPH AVE OAKLAND 94609	94609	012 096800301			S-15		158.4	0.61	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	35			35	0.50	0.49	1986	Yes	
OAKLAND	6028 CLAREMONT AVE OAKLAND 94618	94618	014 126803501			CN-1		79.2	0.54	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	0	0	23	1.23	0.54	1910	Yes	Although high AV ratio, site is permanently closed. Combination with surrounding parking lots (see APNS 014 126801101; 014 126801200; 014 126803501 014 126803600) and proximity to transit in highest resource area makes site prime for housing.
OAKLAND	5901 COLLEGE AVE OAKLAND 94618	94618	014 126800901			CN-1		79.2	1.19	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	55	0	0	55	1.00	0.00		Yes	Although high AV ratio, site is permanently closed. Combination with surrounding parking lots (see APNS 014 126801101; 014 126801200; 014 126803501 014 126803600) and proximity to transit in highest resource area makes site prime for housing.
OAKLAND	5965 CHABOT RD OAKLAND 94618	94618	014 126801101			RM-1		1 per lot	0.11	Office/Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	0.00	0.00		Yes	Combine with APNs 014 126800901 and 014 126803501; these are adjacent parking lots to permanently closed office
OAKLAND	5957 CHABOT RD OAKLAND 94618	94618	014 126801200			RM-1		1 per lot	0.12	Office/Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	0.00	0.00		Yes	Combine with APNs 014 126800901 and 014 126803501; these are adjacent parking lots to permanently closed office
OAKLAND	6036 CLAREMONT AVE OAKLAND 94618	94618	014 126803600			CN-1		79.2	0.21	Office/Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16	0.00	0.00		Yes	Combine with APNs 014 126800901 and 014 126803501; these are adjacent parking lots to permanently closed office
OAKLAND	380 W MACARTHUR BLVD OAKLAND 94609	94609	012 097601502			RM-4		39.6	1.06	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	0	0	17	1.15	0.44	1967	Yes	Although high AV ratio, site is actually unused - former AAA site adjacent to Mosswood Park. Assume modifier for Low AV ratio (.8)

Appendix D: Assessment of Fair Housing

This chapter contains an assessment of factors contributing to fair housing in Oakland and a program of goals and actions to further address fair housing needs. Among the topics covered are:

- Fair housing enforcement and outreach
- Segregation and integration
- Racially and ethnically concentrated areas of poverty and affluence
- Disparities in access to opportunity; and
- Disproportionate housing needs and displacement risk

Oakland is well-served by fair housing providers, but the City and Alameda County are limited by insufficient funding related to fair housing. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, rendering varying levels of opportunity for protected classes. While access to transit may be enjoyed by all protected classes, access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased 47 percent between 2017 and 2019 (the last time a point-in-time count was conducted) and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered “Low Resource” and “High Segregation and Poverty” by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.

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The purpose of this assessment is to identify fair housing issues and segregated living patterns in the City of Oakland and replace them with integrated, equitable living patterns to transform racially and ethnically concentrated areas of poverty into areas of opportunity. While Oakland is an incredibly diverse city centrally located within a region rich in opportunities and cultural, education, and natural resources, its residents do not enjoy equal access to these opportunities and resources. Recent research shows that the Oakland is the 14th most racially segregated major city in the United States.[1] Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable to all due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower income units, are not concentrated in areas of high segregation and poverty requires jurisdictions to invest in communities experiencing limited access to opportunity and plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

In recognition of the importance of addressing fair housing issues, California Assembly Bill (AB) 686, passed in 2018, amended California Government Code Section 65583 to require all public agencies to affirmatively further fair housing (AFFH). AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for BIPOC individuals, persons with disabilities, and other protected classes. AB 686 requires an assessment of fair housing in the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

This appendix chapter relies on data from the U.S. Census American Community Survey (ACS) five-year Estimates, the California Department of Housing and Community Development (State HCD) AFFH Data and Mapping Tool, and the County of Alameda Regional Analysis of Impediments to Fair Housing Choice (AI) for fiscal years 2020/21-2024-25.

While in the past Oakland has produced its own AI, it joined the rest of the Alameda County starting in 2020. The 2020 Alameda County AI identified impediments to fair housing using a combination of data and community engagement. Community engagement consisted of three meetings and a seven-page survey, translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include Black, Indigenous, and People of Color (BIPOC), people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses.

[1] Menendian, Stephen. Samir Gambhir, and Arthur Gailes. "The Roots of Structural Racism Project." *UC Berkeley*, *Othering and Belonging Institute*. Published June 21, 2021 and updated June 30 2021. Available at: https://belonging.berkeley.edu/roots-structural-racism and https://belonging.berkeley.edu/most-least-segregated-cities.

D.1 Fair Housing Enforcement and Capacity

FAIR HOUSING SERVICES

Fair housing services are essential to the AFFH mission. They ensure that housing options are accessible to protected groups, including those based on race, color, gender, religion, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or other arbitrary factors. Fair housing services help Oakland residents understand and protect their right to access housing.

Oakland is well-equipped to provide fair housing enforcement and outreach capacity. The City allocates approximately $260,000 annually in CDBG funds to fair housing providers to support housing discrimination testing, housing counseling, information/referral services, legal representation, tenant/landlord mediation, counseling, and other services. A summary of the numerous local, regional, and statewide organizations that provide fair housing-related services in Oakland is provided below.

Local and Regional Fair Housing Providers

Bay Area Legal Aid provides low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. They serve seven counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara. While they offer assistance for a variety of issues, their housing assistance includes landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, enforcement of fair housing laws, and issues surrounding homelessness.

Centro Legal de la Raza assists Alameda County residents with issues surrounding immigrants' rights, tenant's rights, and workers' rights. Their tenants' rights services include eviction defense representation, "Know Your Rights" trainings for buildings, and affirmative housing litigation.

The East Bay Community Law Center (EBCLC) focuses on resolving legal challenges in the East Bay caused by poverty and racial injustice. Housing is one dimension of their work, with a focus on defending eviction lawsuits brought against low-income tenants, as well as enforcement of local rent and eviction control ordinances. Their attorneys and advocates can assist with:

- Defense of Eviction/Unlawful Detainer cases
- Section 8/Housing Authority termination hearings
- Rent board hearings
- General counseling on tenants' rights
- Assistance to individuals to represent themselves
- Public outreach/education trainings
- Rental Assistance program consultations and referrals

EBCLC additionally conducts one to three fair housing tests per year.

The Eden Council for Hope and Opportunity (ECHO) Housing provides fair housing services to residents of several cities in Alameda County, including Oakland. They also serve Contra Costa County and Monterey County. ECHO Housing provides counseling, investigation, mediation, enforcement, and education through their Fair Housing Program. They also conduct fair housing tests. They provide services and education in Spanish and have a live "language line" to assist users who speak languages other than English. They have also conducted outreach and advertised in Spanish. Instances of housing discrimination can be reported to any of ECHO's program offices or filed directly with the U.S. Department of Housing and Urban Development's (HUD) Region IX Office of Fair Housing and Equal Opportunity (FHEO) or California Department of Fair Employment and Housing (DFEH).

The Eviction Defense Center provides free and low-cost legal services to low-income Alameda County residents facing eviction.

The Family Violence Law Center (FVLC) provides free legal assistance to survivors in Alameda County with services including eviction prevention and defense, assistance with landlord/tenant disputes, fair housing advocacy, and information on tenants' rights.

Statewide Fair Housing Providers

Housing and Economic Rights Advocates (HERA) is a statewide non-profit legal service and advocacy organization that provides financial counseling to individuals and community education workshops, and trains service providers and other professionals. Issues they specialize in include abusive mortgage servicing, problems with homeowner associations, foreclosure, escrow, predatory lending, and discriminatory financial services and consumer transactions.

DFEH is the statewide agency charged with enforcing California's civil rights laws. In particular, DFEH is responsible for enforcing state fair housing laws that make it illegal to discriminate because of a protected characteristic in all aspects of the housing business, including renting or leasing, sales, mortgage lending and insurance, advertising, practices such as restrictive covenants, and new construction. Discrimination complaints are referred from the City to DFEH. DFEH then dual-files fair housing cases with FHEO, as part of the Fair Housing Assistance Program.

Oakland Housing Authority

The Oakland Housing Authority (OHA) has a series of policies and processes in place for both public housing developments as well as in its Section 8 program to affirmatively further fair housing and civil rights through all of its programs, including educating its residents on how to file a discrimination complaint, how to request for reasonable accommodations, and ensuring residents with limited English proficiency can access the help they need.

Through its orientation process, OHA ensures that all residents are fully aware of all applicable civil rights laws. If a resident believes they have suffered any form of discrimination, OHA will provide the resident with all necessary paperwork, offer to assist the resident in completing the form and refer the resident to both HUD FHEO and DFEH.

OHA actively encourages any resident to make a request for an exception, change or adjustment to a rule, policy, practice or service because of a disability. OHA will treat any such request as a request for a reasonable accommodation. OHA will provide forms and/or guidance to the requestor on the information necessary to make the request. OHA will review and assess requests for reasonable accommodations on a case-by-case basis, taking into all available factors.

OHA follows HUD's December 19, 2003 guidance designed to assist housing authorities comply with Title VI of the Civil Rights Act of 1964. OHA recognizes that for many applicants and residents, English is not their primary language and they have a limited ability to read, write, speak or understand English. Language for LEP Persons can be a barrier to accessing important benefits. OHA's automated phone service provides menu options in English, Cantonese, Spanish, and Vietnamese. To assist walk-in clients, OHA uses a telephone interpretation service enabling them to serve clients in over 150 languages. All vital documents (such as waitlist application and opening notices) are translated from English into Cantonese, Spanish and Vietnamese. Oral translation, where reasonable, will be provided for other LEP clients.

FAIR HOUSING LAWS AND REGULATIONS

Oakland complies with federal and State fair housing laws, and its City-specific rental housing laws help protect residents from being displaced or suffer from unfair rent increases. The City also allocates funding to fair housing service providers to assist residents with legal issues related to fair housing. OHA complies with these laws in their provision of subsidized housing by educating residents about and assisting them with discrimination issues, supporting requests for reasonable accommodation for persons with disabilities, and making efforts to assist those with limited English proficiency. Key federal, State, and local fair housing laws are summarized below.

Federal Fair Housing Act of 1968

The Fair Housing Act of 1968 prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex. The Act was subsequently amended to additionally prohibit such discrimination on the basis of familial status and disability. In 2015, HUD issued a rule to Affirmatively Further Fair Housing. While that rule was subsequently rescinded, California Assembly Bill 686 (2018) ensured that California jurisdictions would maintain an obligation to Affirmatively Further Fair Housing.

California Fair Employment and Housing Act (FEHA)

FEHA prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning. It also requires housing providers to make reasonable accommodations in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises.

Americans with Disabilities Act (ADA)

The ADA requires all new or altered facilities subject to the ADA to be readily accessible to and usable by people with disabilities. Covered entities must comply with the Department's ADA regulations, including the ADA Standards for Accessible Design.

Oakland Rental Housing Laws

In 1980, the Oakland City Council passed its first rent control ordinance, which established the Housing, Residential Rent Arbitration and Relocation Board and the Rent Adjustment Program. Since then, the program has amended many times. The current ordinance, Oakland Municipal Code Section 8.22.010 *et seq.*, regulates most residential rent increases in Oakland. Additionally, in 2002, the Oakland voters passed the Just Cause for Eviction Ordinance, requiring a property owner to prove one of the eleven just causes before they could evict a tenant (See Oakland Municipal Code Section

8.22.300 *et seq.*) Together these laws are intended to maintain affordable housing, preserve community diversity, prevent illegal rent increases and evictions, and encourage investment in rental property in Oakland.

The Rent Adjustment Program Board is a quasi-judicial body, composed of seven members appointed by the Mayor and confirmed by the City Council. The Board hears appeals and enacts regulations and policies to further the administration of the Oakland Rent Ordinance and Just Cause for Eviction Ordinance.

Rent Adjustment Program staff provides information and counseling to property owners and tenants, conducts administrative hearings and mediations, collects eviction data, and administers the Ellis Act, the Tenant Protection Ordinance, and the Uniform Relocation Ordinance.

Under the Rent Adjustment Program, property owners of covered units must give every tenant a "Notice to Tenants of the Residential Rent Adjustment Program" form. When tenants move into a covered unit, the initial notice must be served in English, Spanish, and Chinese. Subsequent Rent Adjustment Program Notices must also be served with every rent increase. If a property owner fails to serve the notice at the beginning of the tenancy, they must wait at least six months after serving the notice to serve a rent increase notice. An owner can increase the rent on a covered unit only once in a 12-month period. The first increase cannot be effective any earlier than 12 months after the tenant moves into the unit. An owner may increase the rent based on the annual allowable consumer price index (CPI) without seeking approval from the Rent Adjustment Program. Every March, the Rent Adjustment Program publishes the allowable CPI increase for the next fiscal year. Any rent increase not based on the CPI, or banking increases based on the owner choosing not to increase rent in previous years, is void and unenforceable unless first approved by the Rent Adjustment Program. An owner can additionally petition to seek a rent increase based on capital improvements as a pass-through, uninsured repair costs, increased housing service costs, fair return, and additional occupants. A tenant may also file a petition to contest current and prior rent increases. The Rent Adjustment Ordinance prohibits any rent increase that would be greater than 10% in one year, or 30% over any five years of a tenancy.

The Just Cause for Eviction Ordinance imposes additional requirements beyond state law prior to the eviction of tenants. A property owner must follow state and local law to the letter to evict a tenant successfully. A property owner's failure to comply with state and local laws may entitle a tenant to substantial damages. Rent Adjustment Program staff are available to help parties understand their rights and responsibilities but do not provide legal advice to property owners or tenants.

The Just Cause for Eviction Ordinance applies to most rental units in Oakland, including single family residences, owner-occupied duplexes and triplexes, units owned and operated by another government agency, and new construction of units or buildings where a Certificate of Occupancy was issued before December 31, 1995. The Just Cause Ordinance adds the following requirement to state law procedures for evictions (Oakland Municipal Code Section 8.22.360 D):

In the Notice to Quit or Notice of Termination, and in the Summons and Complaint, the property owner must specify one or more of the just causes for eviction, and allege that the eviction is in good faith. The property owner must also send a copy of the notice to the Rent Adjustment Program. Neither the sale nor the foreclosure of property is a just cause listed in the Just Cause for Eviction Ordinance.

The Uniform Relocation Ordinance, Oakland Municipal Code Section 8.22.800, requires owners to provide tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act, and condominium conversions with relocation payments. Except for temporary code compliance displacements, which require the payment of actual temporary housing expenses, the payment amount depends on the size of the unit and adjusts for inflation annually on July 1st. The base payment amounts until June 30, 2022, are:

- $7,443.23 per studio/one-bedroom unit
- $9,165.82 per two-bedroom unit
- $11,314.06 per three- or more-bedroom unit.

Tenant households in rental units that include lower income, elderly, or disabled tenants, and/or minor children are entitled to a single additional relocation payment of $2,500 per unit from the owner.

On November 5, 2014, the Oakland City Council adopted the Tenant Protection Ordinance (TPO), which prohibits various harassing behaviors against tenants by owners and their agents (for example, property managers and contractors) – thereby bolstering existing laws and leases that protect tenants. The TPO creates remedies that can be enforced by private civil right of action. Among other things, the Tenant Protection Ordinance prohibits conduct that may coerce a tenant to vacate a rental unit involuntarily.

On July 21, 2020, the TPO was further amended to strengthen the protections of the existing TPO and expand its application to non-profit owned rental housing and rental units in newly constructed residential property. The TPO prohibits property owners and their agents from engaging in bad faith in any of the following conduct.

1. Disruption of services to the rental unit.
2. Failure to perform repairs and maintenance.
3. Failure to exercise due diligence when completing repairs or follow appropriate industry protocols.
4. Abuse the owner's right of access to the rental unit.
5. Remove personal property, furnishings, or any other items without the prior written consent of the tenant, except when authorized by law.
6. Threaten to report a tenant or their known associates to law enforcement based on their perceived or actual immigration status.
7. Influence a tenant to vacate through fraud, intimidation or coercion.
8. Offer payments to a tenant to vacate more than once in six (6) months if the tenant has stated in writing that they do not want to receive such offers.
9. Try to intimidate a tenant into accepting a buyout.
10. Threaten the tenant or their guests, by word or gesture, with physical harm.

11. Interfere with a tenant's right to quiet use and enjoyment of the rental unit.
12. Refuse to accept or acknowledge receipt of a tenant's lawful rent payment.
13. Refuse to cash a rent check or money order for over thirty (30) days unless a written receipt for payment has been provided to the tenant.
14. Interfere with a tenant's right to privacy, including unnecessarily inquiring into a tenant's immigration status.
15. Unilaterally imposing new material terms of tenancy.
16. Removing a housing service for purpose of causing the tenant to vacate.
17. Commit violations of certain state laws, including discrimination prohibited under the Unruh Civil Rights Act and illegal lockouts and utility shutoffs prohibited by other laws.
18. Misrepresent to a tenant that they are required to vacate their unit.
19. Force a tenant to vacate their rental unit and reregister in order to avoid classification as a tenant.
20. Other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace, or quiet of any person lawfully entitled to occupancy.

OAKLAND CITY ATTORNEY FAIR HOUSING ENFORCEMENT ACTIONS

Oakland City Attorney Barbara J. Parker and the members of the office recognize that housing is a human right. We therefore strive to protect and advance Oakland residents' right to safe, secure, and dignified housing. Within the City of Oakland government, the City Attorney is uniquely empowered to: (1) bring lawsuits to address housing rights violations on behalf of the People of the State of California and/or the City of Oakland; (2) secure court orders to improve living conditions; (3) stop harassment; and (4) craft new and amended city laws and policies for the Council's consideration to address gaps in local fair housing law and enforcement.

The Office of the City Attorney (OCA) often partners with civil society legal advocates to pursue justice for Oakland's historically and currently marginalized communities. OCA's housing enforcement actions can prevent the imminent displacement and potential homelessness of marginalized tenants and force landlords to provide the safe, secure, and dignified housing that tenants deserve and that the law requires. These tenants are disproportionately low-income Black, Latinx, Asian and Pacific Islander, and other residents of color.

Three affirmative litigation units in OCA contribute to the City's fair housing efforts: the Neighborhood Law Corps (NLC), the Community Lawyering and Civil Rights Unit (CLCR), and the Housing Justice Initiative Unit (HJI).

Since the City Attorney founded the NLC in 2002, it has engaged directly with Oakland communities to address some of the most challenging life, health, and safety problems that Oakland's neighborhoods face, including tenant harassment, and the NLC historically spearheaded OCA's efforts to secure justice for tenants.

Launched in 2016, the CLCR works to advance rights for historically and currently marginalized communities in Oakland to achieve racial, economic, and environmental justice by enforcing, strengthening, and drafting laws that are responsive to those communities' needs.

In October 2020, the City Attorney launched HJI,[2] a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through enforcement of Oakland's Tenant Protection Ordinance (TPO) and other similar or related local and State laws.[3]

OCA prioritizes enforcing the rights of low-income communities and communities of color, especially Black and Latinx residents, who have suffered and continue to suffer disproportionate harms due to the ongoing housing crisis. OCA's housing justice goals include utilizing housing policy and enforcement as a means to further racial, economic, and environmental justice generally, and also to specifically prevent wrongful displacement of marginalized tenants from Oakland.

Community Lawyering and Civil Rights Enforcement (CLCR)

The City Attorney launched this unit to prioritize affirmative litigation and other actions and initiatives to secure justice and equity for all Oakland residents and workers, and to fight abuse, predation, and discrimination against historically or currently marginalized communities. CLCR's affirmative housing-related work has also included actions against or advocacy directed at the federal government where appropriate.

Many of CLCR's cases and initiatives have positively impacted housing justice. For instance, CLCR joined a coalition of close to a dozen other cities and counties statewide to litigate a multi-decade case against lead paint companies that had sold their harmful products for interior residential use for much of the 20th century. Interior lead paint disproportionately harmed and harms Black, Latinx, and low-income Oaklanders, who are more likely to live in older and more lead-burdened housing stock.

CLCR also joined other local governments in a case against the pharmaceutical industry for its contributions to the opioid crisis; that crisis has been a significant driver of homelessness in Oakland, a status disproportionately experienced by Black Oaklanders, and opioids are a significant barrier to unhoused people becoming housed. CLCR also submitted regulatory and administrative feedback to protect housing rights, such as by advocating that HUD refrain from promulgating any rule that separates family members in Oakland-based HUD housing on the basis of immigration status.

CLCR also has pursued other litigation to address historical, present, and future impacts of redlining, restrictive covenants, predatory mortgage lending, fair housing, and livable land issues that impact Oakland's Black, Latinx and other residents of color. For example, in 2015 the City of Oakland sued Wells Fargo for its racially discriminatory mortgage lending practices that violated the Fair Housing Act and California's Fair Employment and Housing Act and preyed upon Black and Latinx Oaklanders, contributing to widespread foreclosures, loss of tax revenue, and other harms. While the City was disappointed that the Ninth Circuit en banc reversed the initial panel's decision, hindering our ability to ensure that the letter and spirit of the Fair Housing Act was upheld in that case, our work to

[2] www.housingjusticeoakland.org

[3] The Oakland City Attorney's Office received two generous grants from the San Francisco Foundation to advance racial equity through the development of HJI and expansion of City Attorney tenant protection enforcement. (See June 30, 2020 City Council Resolution #88186. Legistar File #20-0484. Available at https://bit.ly/3yy9VoD.)

advance fair housing and hold bad actors accountable for their racially discriminatory practices is not over; indeed, it has only begun.

OCA also recognizes more broadly that housing intersects with environmental, economic, and racial justice, and so CLCR's other work focused on those areas also supports fair housing efforts. For example, CLCR is working to improve climate change adaptation and address pollution in Oakland, which disproportionately impacts residents of color and the habitability of Oakland's flatlands.

Neighborhood Law Corps (NLC) and Housing Justice Initiative (HJI)

In addition to the extreme housing affordability crisis in Oakland, marginalized tenants are frequently displaced from their homes when their landlords illegally coerce them to leave. This is especially true for low-income, long-term tenants who live in rent-controlled units and single room occupancy hotels (SROs). Prices and supply incentivize some unscrupulous landlords to harass their tenants to pressure them to leave – for example, by forcing tenants to live without heat in winter. Once a landlord forces tenants to leave, they can sell properties or raise rents to market-rate for significant profit. This is particularly true in neighborhoods that have experienced or are experiencing dramatic gentrification and displacement.

The NLC and HJI have helped to preserve some naturally occurring affordable housing units where low-income tenants of color were at imminent risk of displacement due to unlawful landlord harassment. For example, in 2015, the NLC filed its first TPO lawsuit to vindicate the rights of the very low-income tenants of a 96-unit SRO in downtown Oakland. As a result of OCA's lawsuit, the property was sold to a nonprofit developer with a court order requiring preservation of the building as affordable housing for at least 55 years.[4]

And in 2016, the NLC filed a lawsuit to prevent the new owners of a 39-unit SRO in Oakland's Chinatown from wrongfully displacing the long-term, low-income, and predominantly monolingual Chinese tenants. The owners' declared purpose was to attract a new, market-rate demographic by renovating the building and displacing the existing tenants. The owners' campaign of harassment included failing to restore four of seven communal bathrooms for nine months. The case resulted in a $1,000,000 settlement and permanent injunction against the owners, a resounding victory for the tenants who were able to stay in their homes.[5] The building is now owned by a nonprofit, and includes commercial space used by a locally-owned restaurant and incubator for immigrant and refugee food entrepreneurs.

Advancing Fair Housing During the COVID-19 Pandemic

Keeping people housed during the COVID-19 pandemic is essential to furthering fair housing. The City of Oakland recognizes that the same communities that are facing insecure housing are also disproportionately impacted by COVID-19, as evidenced by Oakland's declaration of a local health

[4] "Federal Court Approves Sale of Notorious Oakland Residential Property to Improve Conditions and Maintain Long-Term Low-Income Housing." March 23, 2016. Available at https://www.oaklandcityattorney.org/News/Press%20releases/Empyrean%20trustee%20order.html

[5] "City Attorney Secures $1 Million Settlement in Chinatown Tenant Rights Case." May 3, 2018. Available at https://www.oaklandcityattorney.org/News/Press%20releases/8th%20St.%20Settlement.html; see also "Oakland SRO Landlord to Pay $1 Million Following Tenants Lawsuit." KPIX CBS SF Bay Area. Available at https://www.youtube.com/watch?v=RFKYN862-1Q

emergency for Black and Latinx residents, many of whom have not had a safe space to isolate or quarantine during the pandemic.[6]

Since the outbreak of COVID-19, OCA has filed multiple lawsuits and sent dozens of demand letters covering hundreds of units in response to landlords violating tenants' rights, including their rights to safe housing and to be free of harassment and discrimination. Almost all of these enforcement actions involved protecting the rights of low-income renters of color. For example, OCA successfully secured emergency restraining orders against landlords engaging in illegal self-help evictions such as lockouts that threatened their tenants' ability to safely shelter in place. The tenants in these cases included Latinx immigrants and elderly, disabled Black residents.

As another example, OCA prevailed in a lawsuit against the owners of a prominent local real estate business for systematically violating the rights of their tenants. The defendants rented units in severely substandard conditions, including units never intended or approved for residential use, to tenants who were predominantly low-income immigrants, among them tenants whose primary language is not English. This predatory business model allowed the owners to exploit tenants desperate to find affordable housing. After trial, the court ordered the defendants to pay millions of dollars in civil penalties and attorney's fees for their egregious violations of tenants' rights. The court also issued a citywide order prohibiting the owners from operating any of their Oakland residential properties in violation of local or State laws.[7] The court concluded that "there is no question that…[the judgment will deter defendants and] will likely have a broad effect in the city as whole as well as other communities. The case thus undoubtedly advanced the public interest."

FAIR HOUSING COMPLAINTS AND VIOLATIONS

Housing discrimination complaints are one source for evaluating fair housing issues in a community. FHEO and DFEH are charged with implementing and enforcing fair housing protections. Local fair housing cases may be forwarded to either agency, depending on the basis of discrimination. However, many cases are resolved on the local level.

In Alameda County, 20 FHEO complaints were filed in 2020, 75 percent were related to a disability bias, 10 percent were related to a racial bias, and 10 percent were related to a familial status bias (HCD AFFH Data Viewer, 2020). The number of housing discrimination complaints has decreased since 2010, when 64 complaints were filed in Alameda County. As in 2020, most complaints in 2010 were related to disability bias (47 percent) while 20 percent were related to a racial bias, and 14 percent were related to a familial status bias. A report from ECHO and East Bay Community Law Center on complaints brought to them from 2015-2019 show that the largest share of complaints (more than 40 percent) in Alameda County are from the City of Oakland, yet Oakland only makes up 26 percent of the population of Alameda County. Consistent with HCD data, most complaints are related to a disability bias. Nearly 50 percent of cases brought to these local fair housing organizations were resolved with counseling.

[6] *See* May 13, 2020 City Council Resolution #88118. Legistar File #20-0379, *available at* https://bit.ly/3sfiQqM; *See* May 27, 2020 City Council Resolution #88146. Legistar File #20-410, *available at* https://bit.ly/3sjwyZN.

[7] Orenstein, Natalie. "Oakland Landlord Hit with $3.9 Million Penalty for Hazardous Housing Conditions." *The Oaklandside*. September 13, 2021. Available at https://oaklandside.org/2021/09/13/oakland-landlord-hit-with-3-9-million-penalty-for-hazardous-housing-conditions/

ISSUES RELATED TO ENFORCEMENT AND OUTREACH CAPACITY

Impediments to addressing fair housing issues in Oakland specifically (and across Alameda County) include lack of local fair housing outreach and enforcement from both private (nonprofit) and public organizations, lack of resources for fair housing agencies and organizations, and lack of federal, State and local funding for affordable housing. The 2020 AI reports that State and federal funding for affordable housing in Alameda County has declined by 80 percent since 2008.

D.2 Segregation and Integration

Segregation can be defined as the separation across space of one or more groups of people from each other on the basis of their group identity such as race, color, religion, sex, income, familial status, national origin, or having a disability or a particular type of disability. Segregation can occur at the neighborhood level and can also occur between cities within the larger region. It can occur in various spaces, such as within workplaces, schools, or places of worship. This analysis is focused on residential segregation.

In contrast to segregation, integration can be generally defined as a condition in which there is not a high concentration of a particular group identity. While integration in some contexts shows a breaking from prior trends of exclusion, and thus a laudatory outcome, measures of integration may also be evidence of areas formerly segregated that have now become integrated as a result of gentrification and displacement. This section analyzes these patterns of segregation, as well as patterns of integration.

Oaklanders take great pride in the city's immense diversity. Compared to the nation and the diverse Bay Area, Oakland stands out as home to people of a wide variety of backgrounds. However, recent research shows that the Oakland is the 14th most racially segregated major city in the United States. Analyzing 2020 Census data, the Othering and Belonging Institute of Berkeley found that six of the ten most segregated Black neighborhoods in the Bay Area, and four of the of the five most segregated Latino neighborhoods, are located in Oakland. Overall, Oakland is the most racially segregated city in the Bay Area in terms of segregation of people between neighborhoods within the city.

Like many other U.S. cities, segregation is Oakland has been shaped by local, county, State and federal government policies and practices that created unfair conditions for BIPOC communities. In the 1930s, Oakland adopted the federally sanctioned practice of refusing to insure mortgages in and near neighborhoods predominantly made up of communities of color. These areas were rated as "D", or "Hazardous," and color-coded as red on lending maps. Residents of these "redlined" neighborhoods, including West Oakland and East Oakland, were denied access to credit, resulting in a cycle of disinvestment and poverty. To prevent their own neighborhoods from being redlined, private developers, realtors, and homeowners were encouraged to write racially restrictive covenants into their deeds that further inhibited residents of color from moving into these areas. Redlined neighborhoods were further damaged by "urban renewal" projects led by the Oakland Planning Commission in the 1960s and 1970s. Private properties, primarily in redlined areas, were deemed "blighted" and demolished to make way for freeways and new development. Communities in these areas, such as West Oakland and Chinatown, were displaced and those who remained found themselves next to freeways and other pollution-generating land uses.

In the late 1990s, Oakland became an attractive target for real estate investment, spurred in part by the 10K Initiative that proposed scattered market-rate housing across downtown. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process called "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[8] These targeted practices resulted in enormous waves of foreclosures in East and West Oakland. Data from the Urban Strategies Council shows that 93 percent of foreclosed properties then acquired by investors were located in these neighborhoods.[9] At the same time, a strengthening Bay Area jobs market led to waves of residential and commercial gentrification, especially in North and West Oakland. The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities.

Despite policies aimed to eliminate racial bias and discrimination, economic and racial segregation continues to increase in the United States. According to data from the National Bureau of Economic Research, over the past 40 years, economic inequality in the United States has returned to levels last seen in the 1920s.[10] Although explicit racial discrimination or legally recognized segregation is not practiced or condoned in Oakland today, the consequences of this history remains, and can be traced on today's maps of racial/ethnic population concentrations and concentrations of poverty.

Public and private housing discrimination (that continues to this day) also contributes to patterns of segregation within a community. Although racial and ethnic segregation is perhaps the most common and well-known form, other protected classes may also experience segregation. This section explores patterns and trends of segregation based on race and ethnicity, disability, familial status, and income level in Oakland. These groups are not mutually exclusive, and there may be considerable overlap across each protected class.

RACE AND ETHNICITY

Regional

Racial and ethnic patterns of segregation in Oakland should be understood within the context of both current regional segregation patterns as well as changing regional and local demographics. As shown in Table D-1, the population of Alameda County has increased by 10.2 percent between 2010 and 2020, with a projected increase of about 12.3 percent between 2020 and 2040, according to California Department of Finance. While the Hispanic group led county growth in numbers (representing an increase in 49,079 people from 2010 to 2020), non-Hispanic multiracial was the fastest-growing group. This group will continue to be the fastest-growing group through 2040, followed by American Indians and Alaska Natives. Over two-thirds of the Alameda County population is something other than non-Hispanic white; however, as of 2020, non-Hispanic whites represent the largest share of the population at about 33.5 percent, followed by non-Hispanic Asians (26.4 percent) and Hispanics of any race (23.4 percent).

[8] United States, Ninth Circuit Court (9th Cir.). City of Oakland v. Wells Fargo & Co. United States Reports, vols. 19-15169, 2020, https://www.oaklandcityattorney.org/PDFS/Newsletter/Court%20Opinion%2008262020.pdf

[9] *Who Owns Your Neighborhood? The Role of Investors in Post-Foreclosure Oakland.* Urban Strategies Council, https://urbanstrategies.org/who-owns-your-neighborhood-the-role-of-investors-in-post-foreclosure-oakland/

[10] Emmanuel Saez and Gabriel Zucman, "Wealth Inequality in the United States Since 1913: Evidence from Capitalized Income Tax Data," National Bureau of Economic Research, October 2014, https://www.nber.org/system/files/working_papers/w20625/w20625.pdf.

Table D-1: Population Growth by Race/Ethnicity, Alameda County, 2010 - 2040

Race/Ethnicity	Population			Percent Change	
	2010	2020	2040 Forecast	2010-2020	2020-2040
White (NH)	519,672	559,571	616,233	7.7%	10.1%
Black (NH)	185,710	191,801	208,955	3.3%	8.9%
American Indian or Alaska Native (NH)	4,299	4,846	6,174	12.7%	27.4%
Asian (NH)	395,859	441,271	479,809	11.5%	8.7%
Native Hawaiian or Pacific Islander (NH)	12,421	13,465	13,879	8.4%	3.1%
Multiracial (NH)	57,199	70,261	96,567	22.8%	37.4%
Hispanic/Latinx (any race)	341,561	390,640	456,149	14.4%	16.8%
Total	**1,516,721**	**1,671,855**	**1,877,766**	**10.2%**	**12.3%**

Note: NH refers to non-Hispanic.

Source: California Department of Finance, Table P-2D County Population by Total Hispanic and Non-Hispanic Race (2010-2060)

Regionally, the San Francisco Bay Area experiences notable racial segregation patterns. ABAG-MTC's AFFH Segregation Report, prepared in collaboration with the UC Merced Urban Policy Lab, found that white residents in the region are significantly more segregated from other racial and income groups, though white isolation has decreased since 2010. The highest levels of racial segregation occur between Black and white populations. The Othering and Belonging Institute at UC Berkeley additionally found that seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, but also that racial residential segregation appears to have peaked around the year 2000 and has generally declined since. However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups, and there is more racial segregation between Bay Area cities compared to other regions in the state.

Local

Oakland has a majority-BIPOC population (71.7 percent) according to 2019 ACS five-year estimates (Table D-2), and Oakland's share of BIPOC individuals is greater than the region at large. However, population growth between 2010 and 2019, which was 8.8 percent overall, was largely driven by an increase in the non-Hispanic white population (with an increase of 18,917 people from 2010-2019), followed by the Hispanic/Latinx population (with an increase of 15,874 people). The fastest-growing group during that timeframe was some other race or two or more races (45.8 percent). While the non-Hispanic Black or African American population represented the largest share of the population in 2010, by 2019 it had declined 7.4 percent and was no longer the plurality. As described later in the Displacement Risk section of this chapter, this population decline was in part a result of the Black population being displaced as housing costs in the area increased. As of 2019, non-Hispanic whites

were the plurality at 28.3 percent, followed by the Hispanic or Latinx population at 27 percent. Non-Hispanic Black or African Americans composed 23.2 percent of the population in 2019. Population projections by race and ethnicity are unavailable at the city level as they have not been prepared by the Department of Finance, the Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) or Alameda County.

Table D-2: Population Growth by Race/Ethnicity, Oakland, 2010 - 2019

Race/Ethnicity	Population		Percent Change
	2010	2019	2010-2019
White	101,308	120,225	18.7%
Black or African American	106,637	98,749	-7.4%
American Indian and Alaska Native	1,214	1,455	19.9%
Asian	65,127	65,195	0.1%
Native Hawaiian/Other Pacific Islander	2,081	2,237	7.5%
Some other race/Two or more races	15,289	22,294	45.8%
Hispanic or Latinx	99,068	114,942	16.0%
Total	**390,724**	**425,097**	8.8%

Source: U.S. Census Bureau, Census 2000 (SF1, Table P004); Census 2010 (SF1, Table P9); 2019 American Community Survey 5-Year Estimates (TableID: DP05)

Dissimilarity and Isolation Indices by Race/Ethnicity

To examine the distribution of racial and ethnic groups in a jurisdiction, HUD developed the Dissimilarity Index. The Dissimilarity Index measures the degree to which two groups are evenly distributed across a geographic area and is commonly used for assessing residential segregation between two groups. The Dissimilarity Index uses values ranging from 0 to 100, where higher numbers indicate a higher degree of segregation among the two groups measured. Dissimilarity Index values between 0 and 39.99 generally indicate low segregation, values between 40 and 54.99 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. Dissimilarity Index values compare racial and ethnic groups against the distribution of non-Hispanic white residents in a community and do not directly measure segregation between BIPOC groups. Chart D-1 provides the Dissimilarity Index trends from 1990 to 2020 for Oakland and the San Francisco-Oakland-Hayward Region.

Within Oakland, the dissimilarity index shows moderate or high segregation for all racial groups as compared to the non-Hispanic white population. All indices within the city are above 50 as of 2020. There is moderate segregation between the white and Asian/Pacific Islander population. Segregation between the Black and white populations is borderline moderate-high. In both comparisons, segregation decreased slightly from 2000 to 2010, then increased slightly from 2010 to 2020. Segregation between the Hispanic and white populations is high and has remained consistent for the last 20 years.

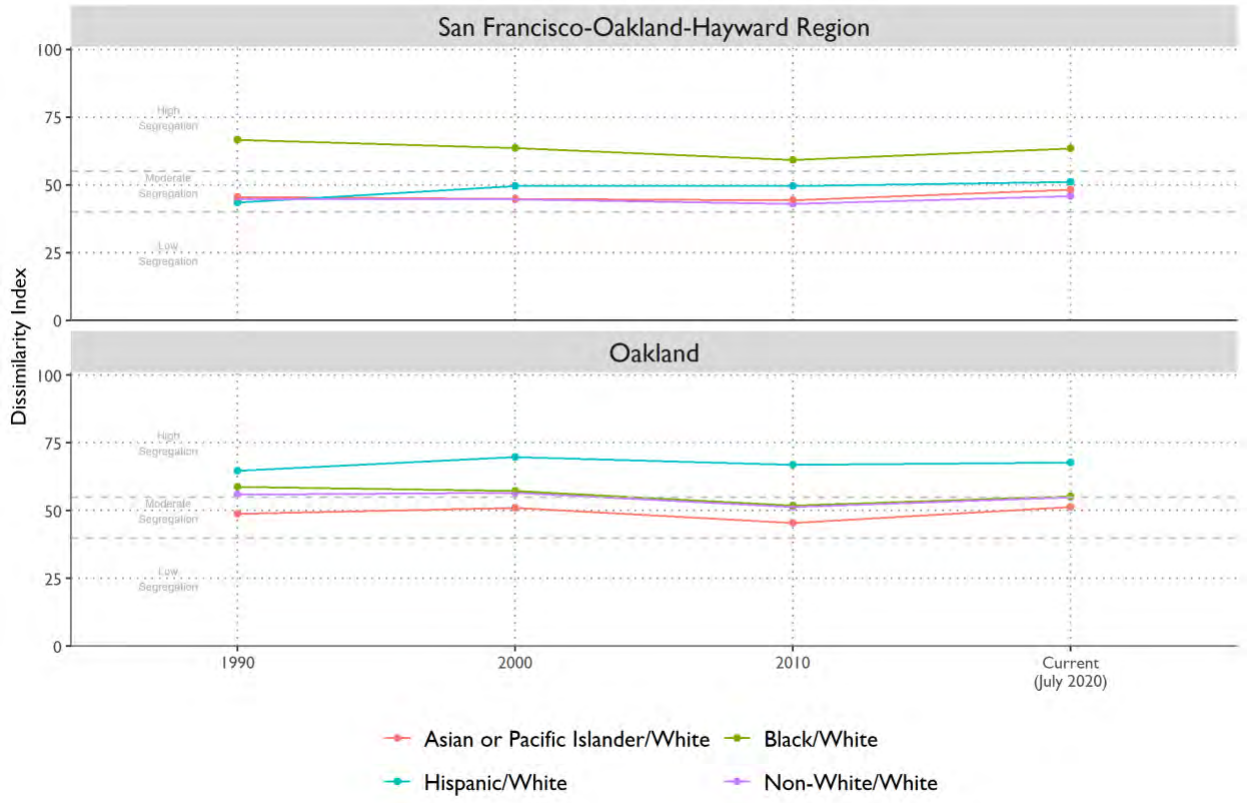
Within the San Francisco-Oakland-Hayward region , segregation between non-white and white groups is lower than within the city of Oakland, scoring less than 50 since 1990 (in Oakland, this number has remained consistently above 50). Since 1990, there has been moderate segregation between all groups in the region, except between the Black and white population, for which it has been consistently higher. Segregation between Hispanic and white groups is notably higher in

Oakland than in the region at large, which typically scores 50 or lower. Within the last 10 years, segregation overall has increased slightly in Oakland and in the region, except between the white/Hispanic comparison group, for which it has remained consistent.

ABAG-MTC also produced a dissimilarity index comparing Oakland with the entire nine-county Bay Area. Segregation between white and non-white groups in the nine-county region is notably lower than in Oakland and the San Francisco-Oakland-Hayward region. Also, Oakland's dissimilarity index indicated a higher degree of segregation between Latinx and white populations than any of the 104 jurisdictions analyzed. Overall, Oakland's dissimilarity index indicated one of the highest levels of segregation between white populations and BIPOC populations in the entire Bay Area region.

The ABAG-MTC report also included an isolation index for Oakland and the nine-county Bay Area Region. Latinx residents are the most isolated racial group in the City, and they are less isolated in the region. The Black/African American population is also more isolated within the City than the region, and their isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020. The isolation index for white populations has fallen from 2000 to 2020 and is somewhat lower within the City than within the Bay Area.

Chart D-1: Racial Dissimilarity Index for the Region and Oakland

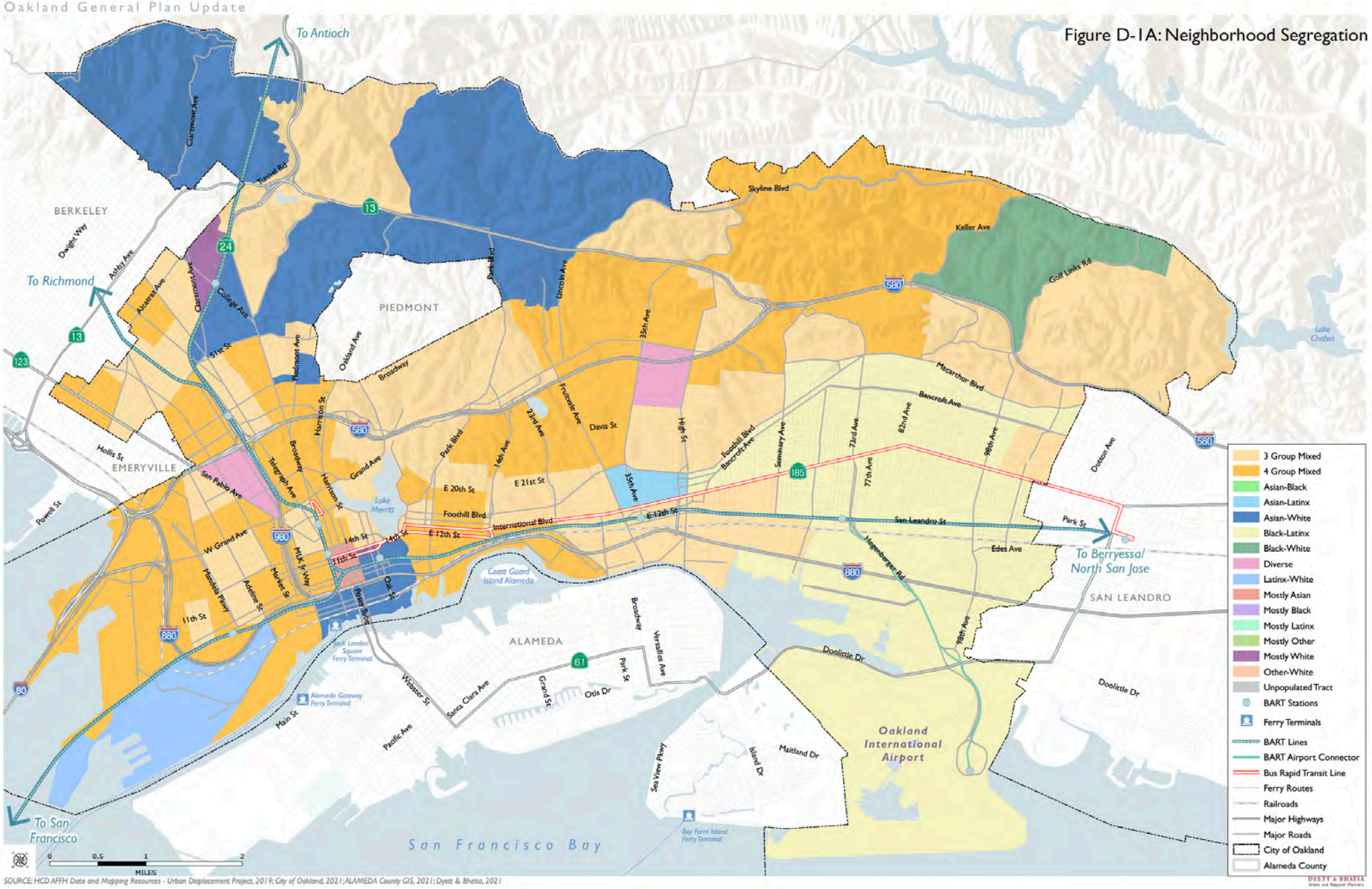


Source: HUD, AFFHT0006 Table 12, July 2020

The Dissimilarity Index may not capture the nuances in patterns of segregation between BIPOC communities. Further, the Dissimilarity Index is only available at the citywide level. The Urban Displacement Project (UDP) at UC Berkeley has created neighborhood segregation typologies that identify which racial/ethnic groups have more than 10 percent representation within a given census tract. The typologies consider five racial/ethnic groups, including Black, Latinx, White, Asian and Other. As seen in Figure D-1A, the majority of tracts in Oakland are identified as either 3 or 4 Group Mix. However, there's a cluster of tracts in the northeast section of the city are classified as Asian-white and a cluster of tracts in the southwest section classified as Black-Latinx. Across the city, only two tracts are considered Diverse according to this methodology. Figure D-1B more acutely visualizes segregation in Oakland, showing which census tracts are predominantly Asian, Hispanic, African American, and White (no tracts were predominantly Native American/American Indian). Predominant population is classified into three levels, noting where the census tract population for that group is at least 50 percent greater than the other groups (predominant), 10-50 percent greater (sizeable), and less than 10 percent greater (slim). The Asian population is predominant in the Chinatown area with decreasing margins in surrounding tracts in Downtown and east beyond Lake Merritt; the Hispanic population is predominant in Fruitvale with decreasing margins in adjacent tracts in East Oakland; the African American population is predominant in both West Oakland and the Oak Knolls area in East Oakland, with decreasing margins in surrounding tracts; and the white population is predominant in the North Oakland Hills, Rockridge, and immediately south of Piedmont with decreasing margins in surrounding tracts. Only one tract in East Oakland (Bancroft/Havenscourt) does not have a predominant population.

In contrast, the ESRI 2018 Diversity Index (Figure D-2) classifies many tracts as Higher Diversity and a handful of tracts as Lower Diversity. Most of the tracts on the higher end of the diversity index are consistent with those classified by UDP as Diverse or 3 or 4 Group Mix. Many tracts located in the northeast section of the city fall on the lower end of the diversity index, consistent with the UDP neighborhood segregation findings.

Figure D-1A: Neighborhood Segregation



SOURCE: HCD AFFH Data and Mapping Resources - Urban Displacement Project, 2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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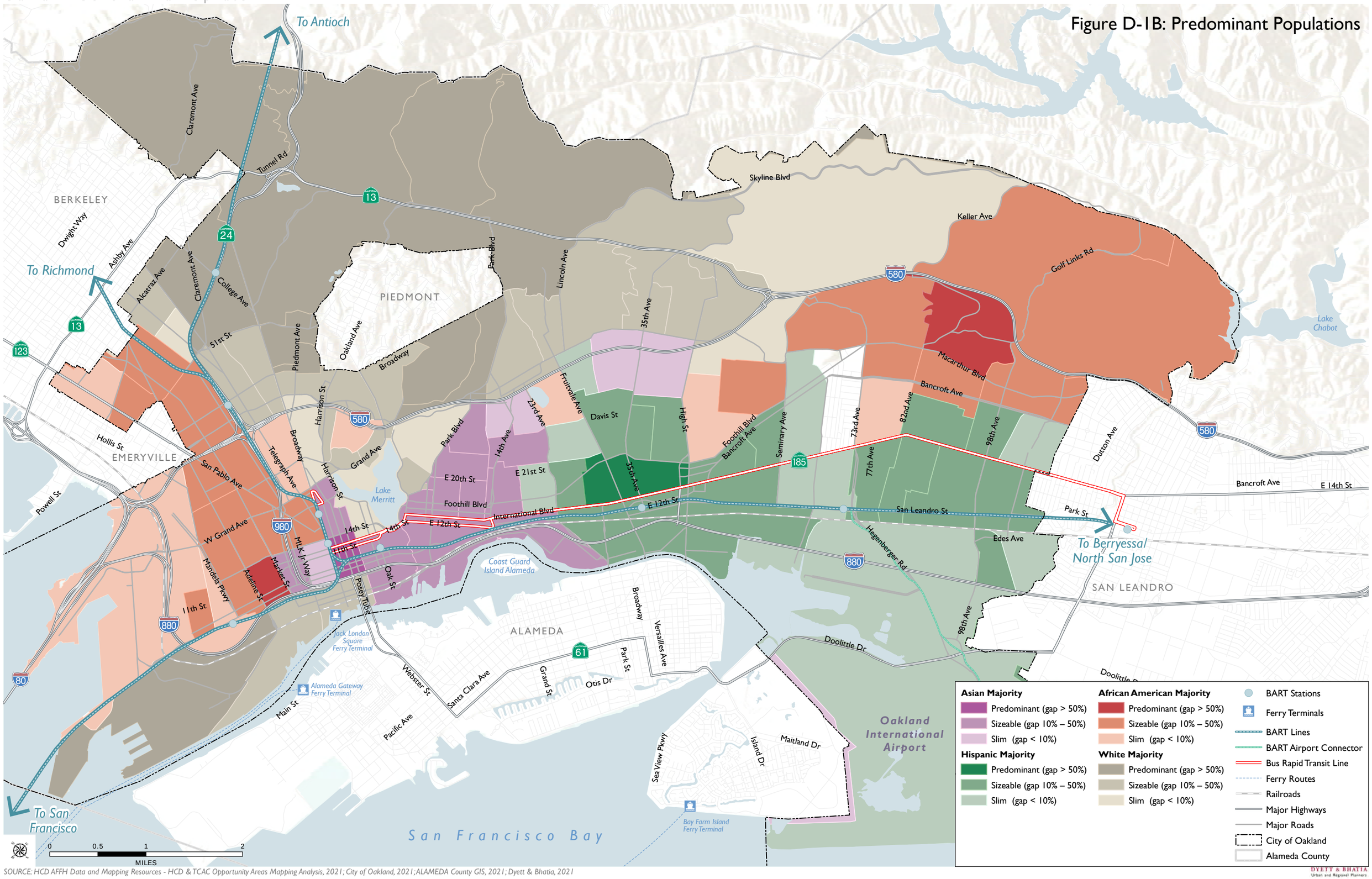
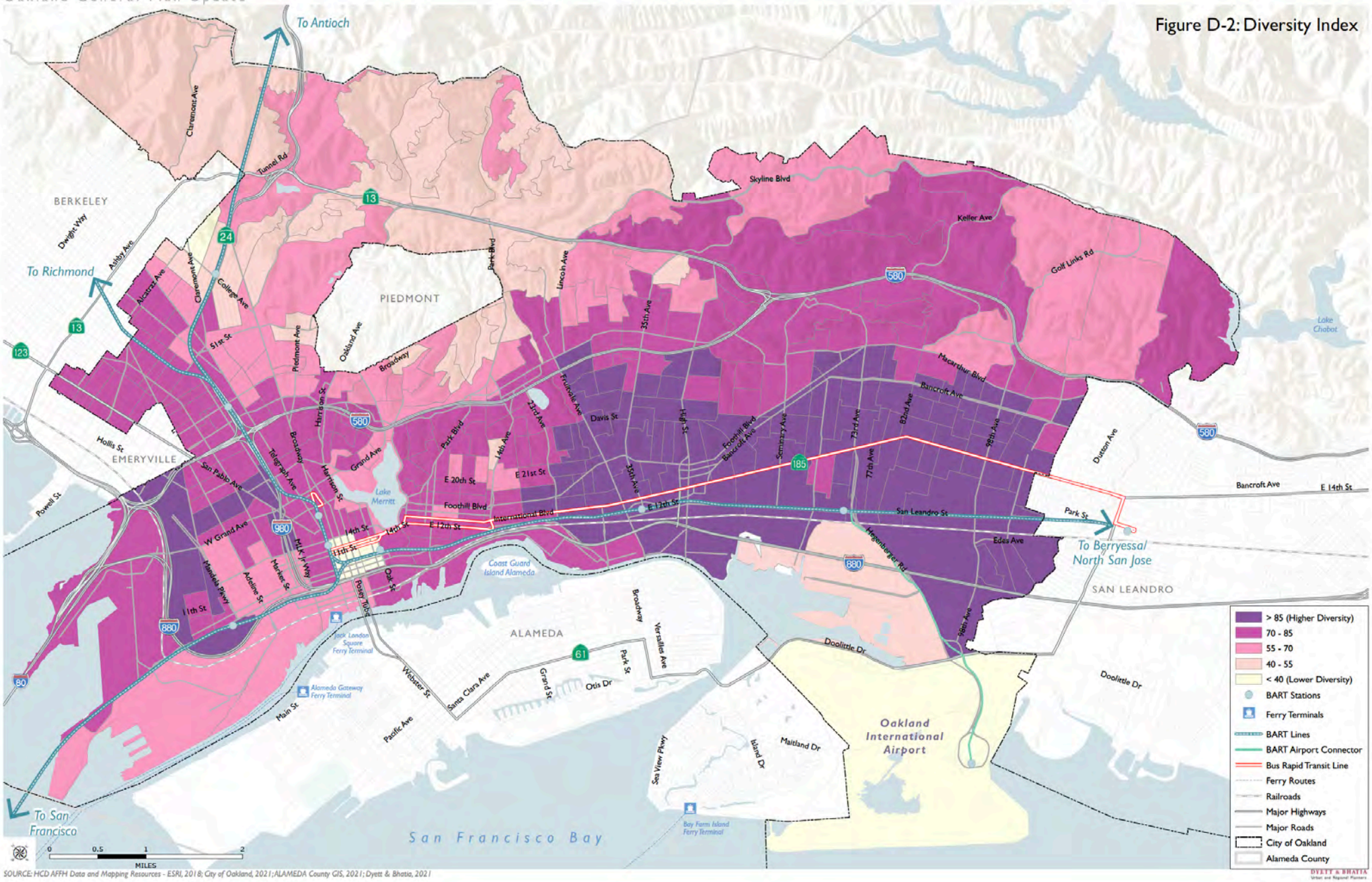
Figure D-1B: Predominant Populations



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-2: Diversity Index



SOURCE: HCD AFFH Data and Mapping Resources - ESRI, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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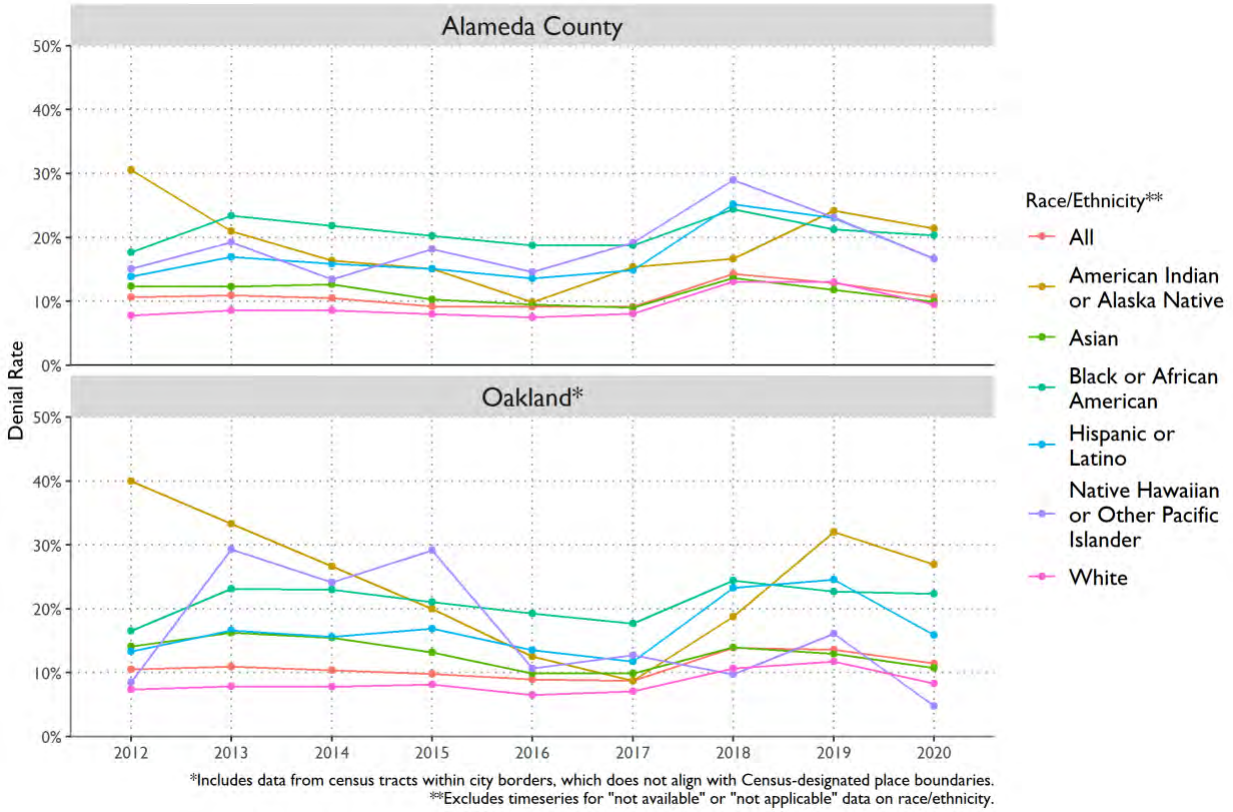
Other Relevant Factors: Loan Denial Rates by Race/Ethnicity

Chart D-2 below traces loan denial rates for home purchase and improvement loans between 2012 to 2020 for all census tracts in Oakland and Alameda County. Denial rates have remained relatively stable and generally lower than 25 percent in the County, with Asian and white applicants consistently on the lower end, and Black applicants consistently on the higher end. In 2018, denial rates increased for all groups in the County, but have since decreased. Despite the decrease, denial rates have remained higher for the Hispanic and American Indian/Alaska Native groups. Oakland-based denial rates are similar to the County's rates on average, but with more variability for the American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander groups. Both groups comprise much smaller shares of the Oakland population than other racial/ethnic groups, which might mean fewer loan applications, and thus have a larger impact on the data. Denial rates are generally higher for the American Indian/Alaska Native population in Oakland compared to the County overall, while they are generally lower for the Native Hawaiian/Other Pacific Islander population in Oakland compared to the County overall. Denial rates are consistently lowest for the white population.

Chart D-2: HMDA Loan Denial Rates by Race/Ethnicity, 2012-2020

Source: Home Mortgage Disclosure Act Data, 2012-2020



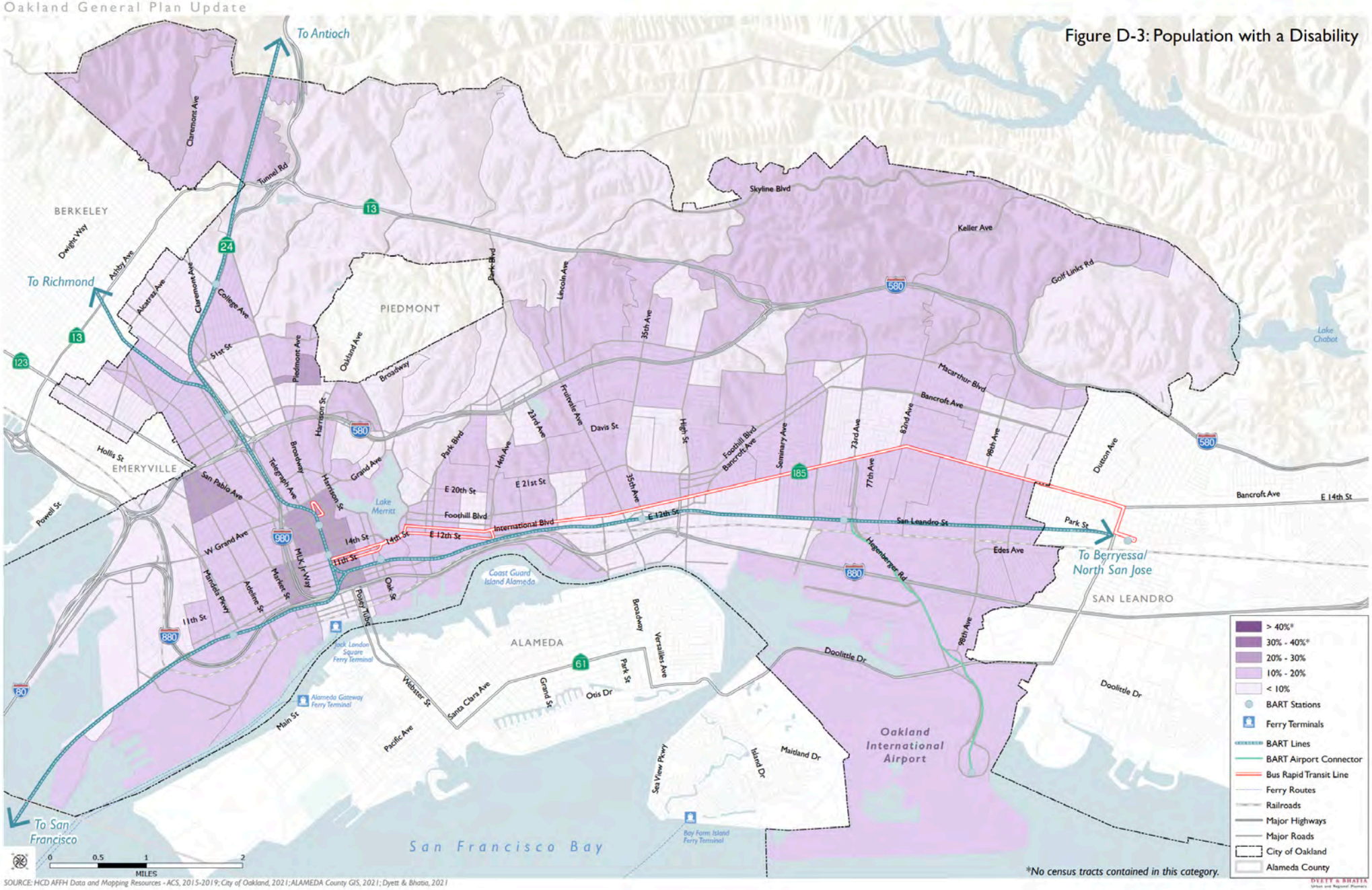
PERSONS WITH DISABILITIES

According to the 2019 ACS five-year estimates, approximately 49,362 or 11.7 percent of Oakland residents were living with a disability. This is slightly higher than in Alameda County (9.2 percent) and in the Bay Area (9.6 percent).

Per 2019 ACS five-year estimates compiled by HCD, Figure D-3 indicates that there is a moderate concentration of people living with a disability (20-30 percent) in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. Otherwise, there is a dispersal of persons with disabilities throughout the city. According to the 2020 AI, persons with disabilities are overrepresented in publicly assisted housing (which, as indicated on upcoming Figure D-20, is concentrated in Downtown Oakland.)

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals. Appendix B, Housing Needs, further addresses details about the population with disabilities in Oakland as well as their housing needs.

Figure D-3: Population with a Disability



*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

FAMILIAL STATUS

Discriminatory housing practices based on familial status, including discrimination against families with children, may influence where families are able to live and lead to geographic concentrations within a jurisdiction. Female householders with children may especially be targets of discrimination. Table D-3 indicates that more than half of all children in Oakland (60.8 percent) are living in married-couple family households. There are 25,112 children (29.8 percent) living in female-headed households.

Table D-3: Children Under 18 Years in Oakland Households, 2019

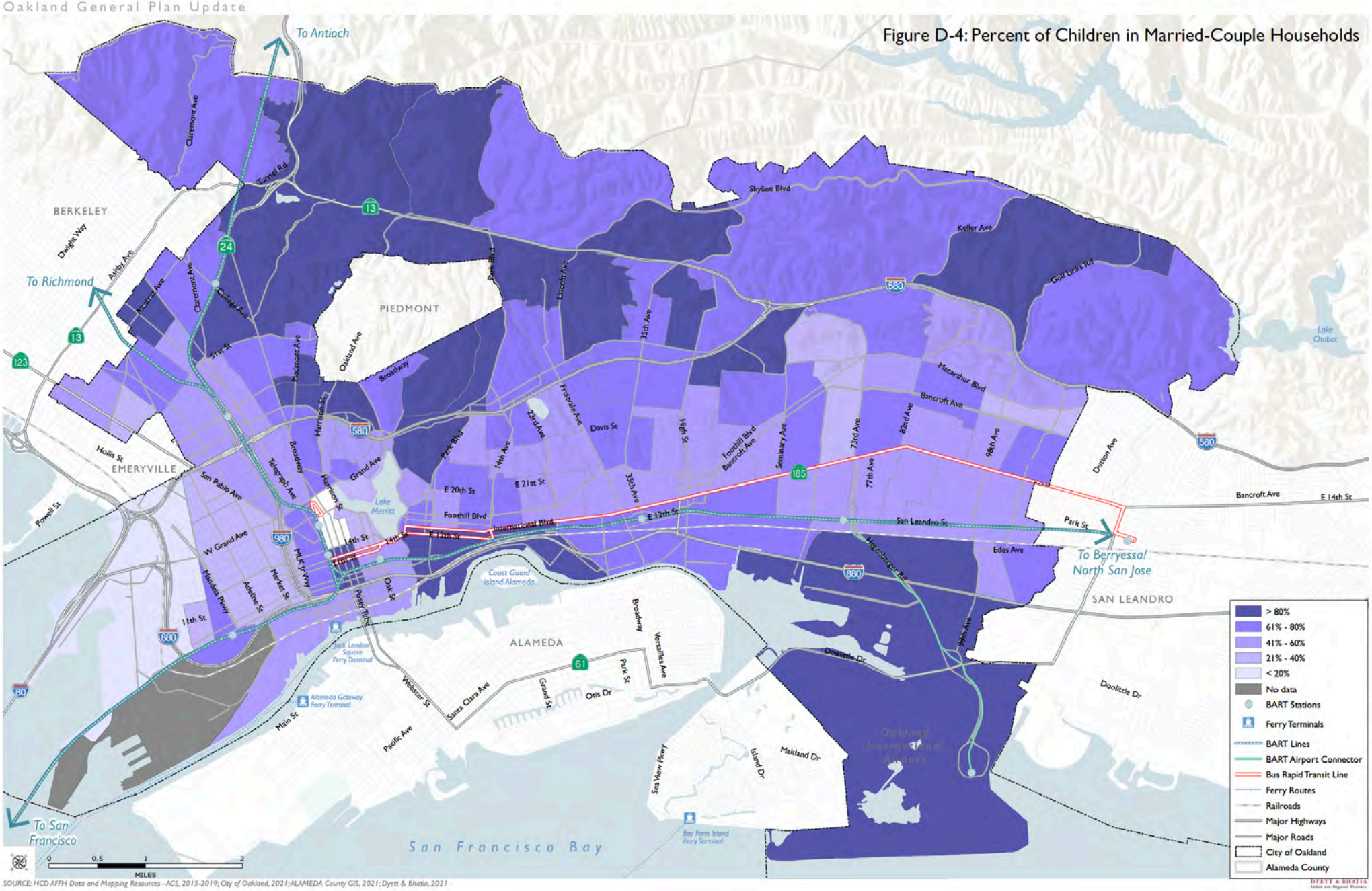
Household Type	Number	Percent
Married-Couple	51,201	60.8%
Male Householder, No Spouse Present	7,174	8.5%
Female Householder, No Spouse Present	25,112	29.8%
Other	707	0.8%
Total	**84,194**	**100.0%**

Note: All households with children are considered family households.

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S0901)

Figures D-4 through D-6 below indicate there are patterns of geographic concentration based on familial status. Figure D-4 shows that the proportion of children in married-couple families tends to be higher in the eastern part of the city, adjacent to and in the hills, plus some scattered concentrations along the western edge of the city. Figure D-5, on the other hand, indicates that there is a higher proportion of children in female householder households in West Oakland and in one specific tract in the downtown area. There is a higher percentage of adults living alone (Figure D-6) in the downtown area, as well as in other mixed-use neighborhoods north and south of downtown, and surrounding Lake Merritt. Additionally, in one tract near Mills College more than 20 percent of adults live alone.

Figure D-4: Percent of Children in Married-Couple Households



SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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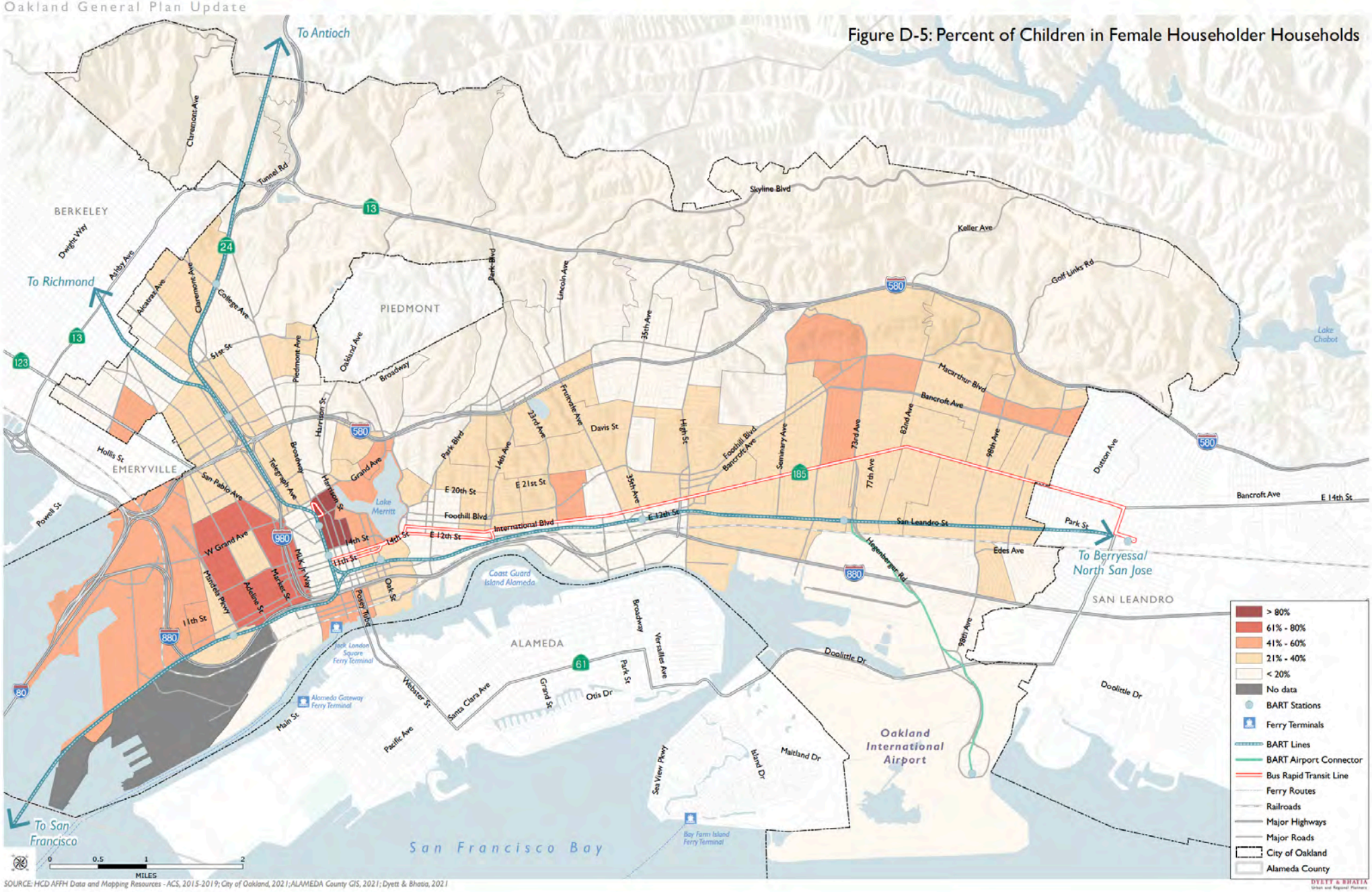
Figure D-5: Percent of Children in Female Householder Households



SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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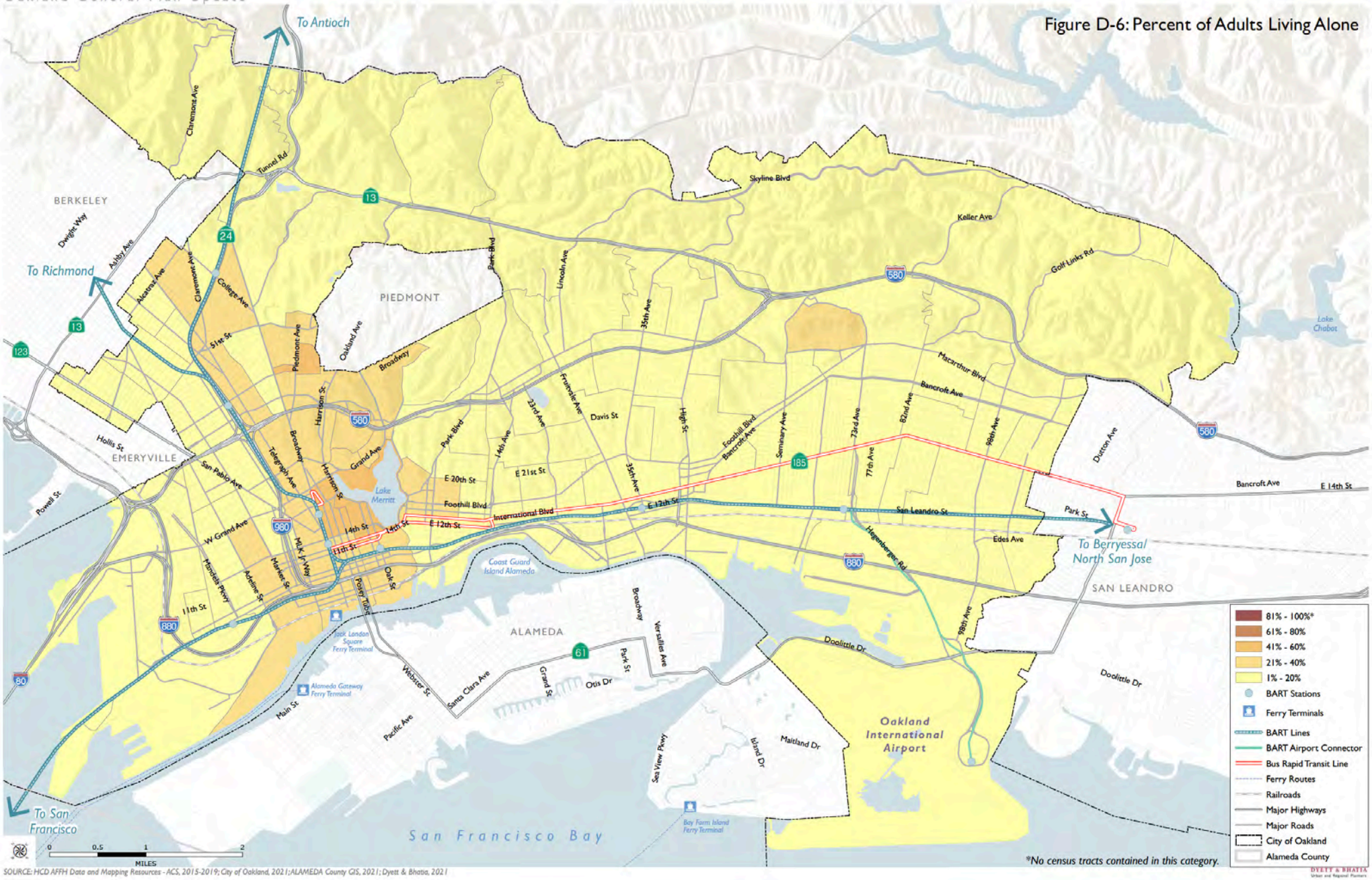
Figure D-6: Percent of Adults Living Alone



*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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INCOME LEVEL

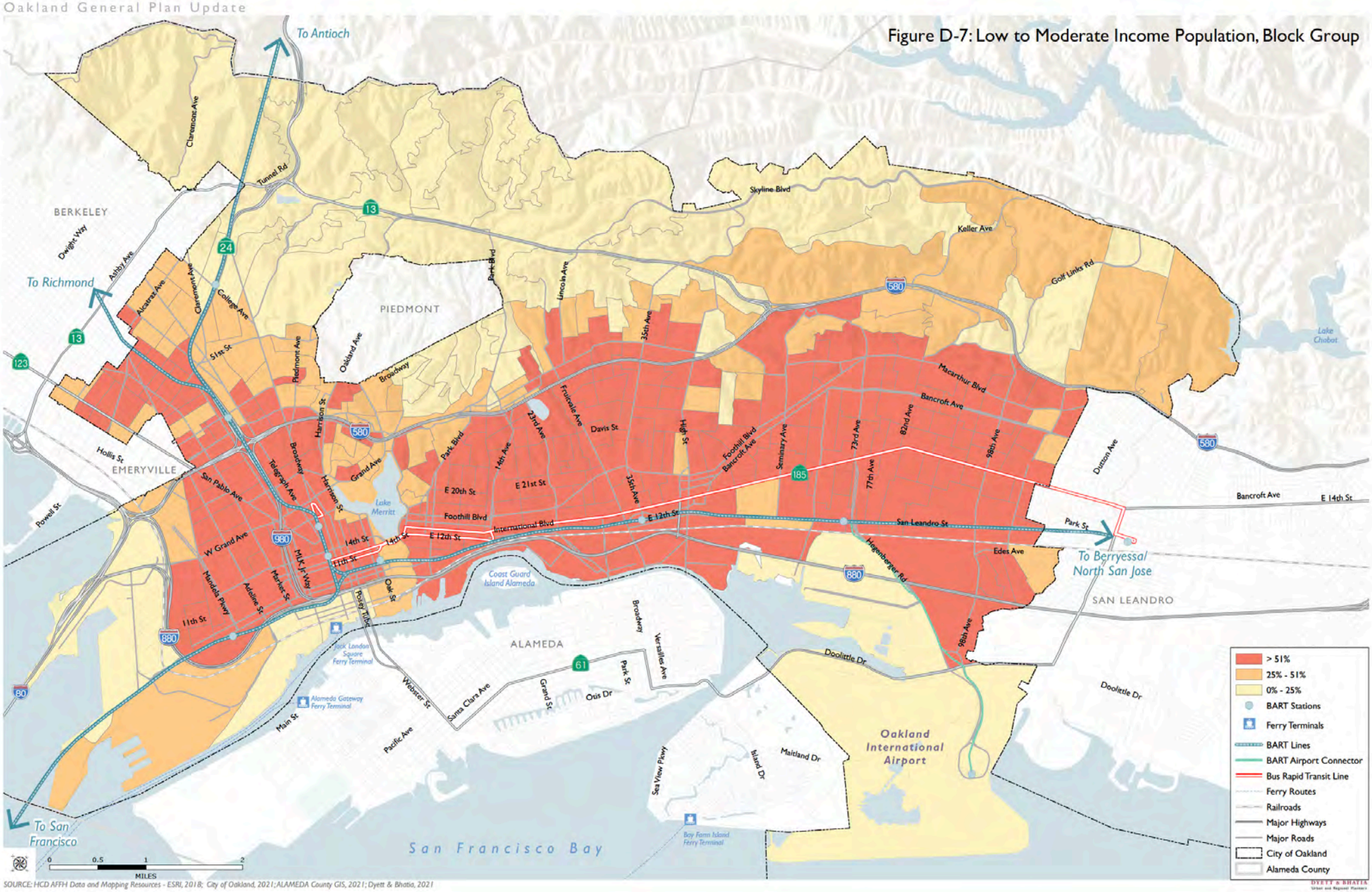
Geographic concentration by income, including concentration of poverty, is another type of segregation that exists in Oakland. HUD defines low income as 50-80 percent area median income (AMI), and moderate as 80-120 percent AMI. An LMI area (where low- or moderate-income individuals are concentrated) is a census tract or block group where over 51 percent of the population is LMI. Figure D-7 illustrates income segregation across Oakland with the distribution of LMI block groups in 2018. Except for the Port and the Laney College area, LMI block groups in Oakland formed almost a continuous spine through the flatlands. The North Hills and block groups immediately south of the City of Piedmont had the lowest concentrations of LMI individuals, and the South Hills had no tracts where over 50 percent of the population is LMI.

Compared to other Bay Area jurisdictions on average, Oakland in 2015 had a significantly higher rate of between-neighborhood segregation for very low-income individuals, while its segregation rates for other income groups (low, moderate, and above moderate) were similar compared to the region; also, when comparing lower-income individuals to higher-income individuals using a dissimilarity index, income segregation was higher in Oakland than the Bay Area region.[11]

Changing poverty rates over time can provide an insight into the economic wellbeing of households and individuals in Oakland. According to ACS five-year estimates, the poverty rate for individuals in Oakland decreased from 21 percent in 2014 to 16.7 percent in 2019. The poverty rate is higher for families with children in Oakland: 24.5 percent in 2014 and 19.9 percent in 2019. A decrease in the poverty rate during this timeframe was a trend in Alameda County, as well, with 12.9 percent living in poverty in 2014 and 9.9 percent in 2019. Figure 3-8 demonstrates the spatial decrease in poverty from 2014 to 2019, with higher poverty tracts reclassified into lower poverty categories. No tracts had more than 40 percent of the population living in poverty in 2019, while nine tracts did in 2014 (Eastmont, Fitchburg, East Peralta, one tract in San Antonio, one in Downtown, and four in West Oakland). In two cases, tracts with more than 40 percent living in poverty went down to as low as 10-20 percent living in poverty (one tract in West Oakland and the East Peralta tract), which prompts further investigation. While this might be partly a result of a rebounding economy post-Great Recession, it may also signify displacement, which is explored later in this chapter. It is also important to note that poverty disproportionately impacts Oakland residents by race and ethnicity. As shown in Table D-4, all racial and ethnic groups except for white and Native Hawaiian and Pacific Islander populations face higher than average poverty rates.

[11] UC Merced Urban Policy Lab and ABAG-MTC Staff, *AFFH Segregation Report: Oakland*, March 6, 2022

Figure D-7: Low to Moderate Income Population, Block Group

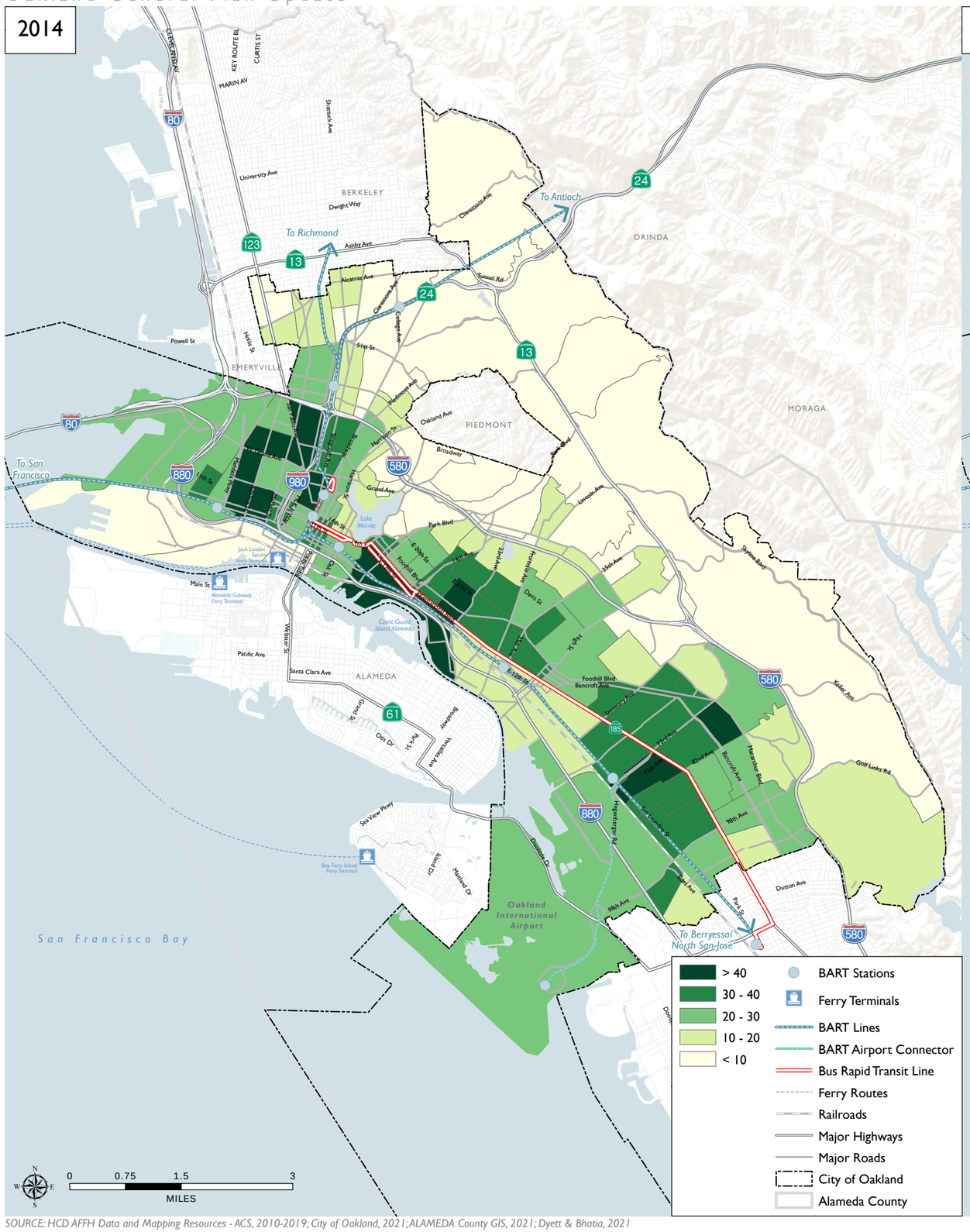


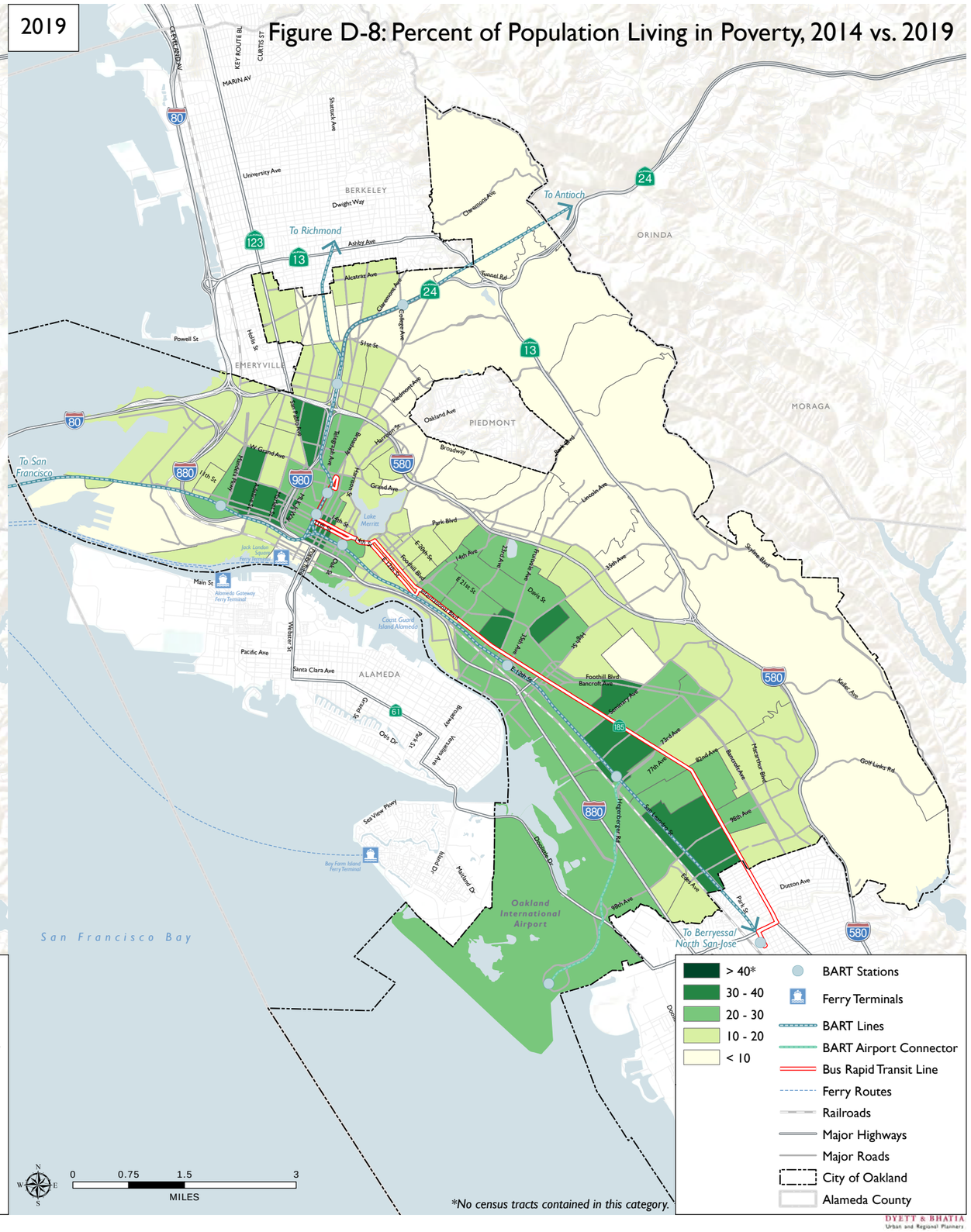
SOURCE: HCD AFFH Data and Mapping Resources - ESRI, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-8: Percent of Population Living in Poverty, 2014 vs. 2019

2014

2019





*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2010-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Table D-4: Population Poverty Rates in Oakland, 2019

Race/Ethnicity	Total Population		Population Below Poverty Level	
	Number	Percent	Number	Percent
White alone	148,963	**35.4%**	14,242	9.6%
Black or African American alone	99,868	**23.8%**	23,735	23.8%
American Indian and Alaska Native alone	3,820	**0.9%**	833	21.8%
Asian alone	65,138	**15.5%**	11,277	17.3%
Native Hawaiian and Other Pacific Islander alone	2,294	**0.5%**	316	13.8%
Some other race or two or more races	100,144	**23.8%**	19,955	19.9%
Hispanic or Latino origin (of any race)	113,402	**27.0%**	23,383	20.6%
White alone, not Hispanic or Latino	118,953	**28.3%**	9,168	7.7%
Total	**420,227**	**-**	**70,358**	16.7%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S1701)

D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence

Racially or ethnically concentrated areas of poverty (R/ECAPs) are defined by HUD as census tracts with a non-white population of 50 percent or more, and a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower. It serves as a measure of neighborhoods that are experiencing both high racial and ethnic concentration as well as high rates of poverty. The 2020 AI notes that displacement, lack of public and private investment in specific neighborhoods, and the type and location of affordable housing all contribute to R/ECAPs. In Oakland (Figure D-9), there are four clusters of R/ECAPs: in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and two along International Boulevard near the Coliseum.

Recalling Figure D-1B, which shows where predominant concentrations of various racial/ethnic groups live in Oakland, individual R/ECAPs can be linked to census tracts with predominant populations of each of the largest non-Hispanic white racial/ethnic groups in Oakland: Black/African American (West Oakland), Asian (Downtown-Chinatown), and Hispanic/Latinx (Fruitvale/East Oakland). In Oakland, 37 percent of R/ECAP residents are Hispanic, 37 percent are black, 15 percent are Asian or Pacific Islander, and 11 percent fall within other racial categories. According to the 2020 AI, about 13 percent of Oakland's population lives in R/ECAPs.

Figure D-9 also shows R/ECAPs throughout the region. R/ECAPs in nearby jurisdictions include, but are not limited to, five tracts in Berkeley surrounding the UC Berkeley campus (which, as noted in the 2020 AI, is likely skewed by no- or low-income students), and a few in San Francisco. There are none in the neighboring Cities of Alameda, Emeryville, or San Leandro. Oakland has more R/ECAPs than any of its neighboring jurisdictions, and the majority of R/ECAPs in Alameda County. In the Bay Area region, there is a more even distribution of races within R/ECAPs: 19 percent are white, 23 percent are black, 29 percent are Hispanic, and 26 percent are Asian or Pacific Islander.

Racially/Ethnically Concentrated Areas of Affluence (RCAAs) are not formally defined by HUD or State HCD but are generally considered to be areas with high concentrations of wealthy, white residents. Using an informal RCAA definition (at least 80 percent non-Hispanic White with median income greater than or equal to $125,000) included in both the State HCD AFFH Guidance document and the Goetz, Damiano, and Williams (2019) paper published by HUD's Office of Policy Development and Research, only one RCAA census tract was identified in the City of Oakland's Port (Figure D-9). However, there is an extremely small population living in this tract, so this result must be considered with caution. The 80 percent non-Hispanic white threshold used in the informal definition of an RCAA does not capture affluent tracts in the North Oakland Hills, for example, where the non-Hispanic white population falls in the 60-78 percent range. Recalling Figures D-1B and Figure D-7, predominantly white census tracts are co-located with a minimal Low-Moderate Income population (<25 percent) in the North Oakland Hills and immediately south of Piedmont.

Regionally, other Bay Area jurisdictions have RCAAs based on the informal definition, including, but not limited to, many tracts in Marin County and some tracts in San Francisco. There are no RCAAs in the neighboring jurisdictions of Berkeley, Alameda, Emeryville or San Leandro.

Figure D-9 : Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAA) Locations (ACS)

Regional Setting NOT TO SCALE

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially Concentrated Areas of Affluence (RCAA) Locations

City of Oakland

0 1 2 4 MILES

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; Esri, 2022; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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D.4 Disparities in Access to Opportunity

REGIONAL CONTEXT

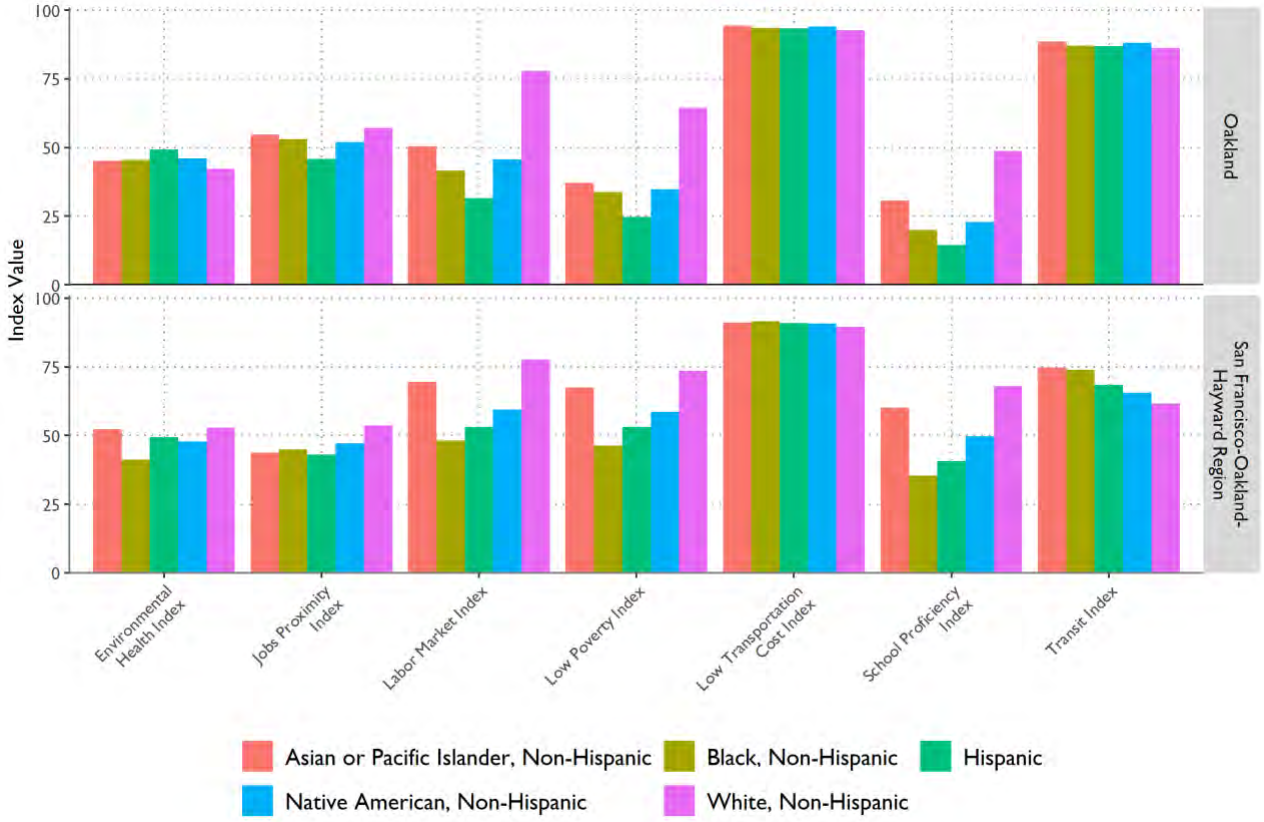
Access to opportunity was assessed in both the regional and local context. In their July 2020 Assessment of Fair Housing data release, HUD provided a set of opportunity indices to quantify disparities in access to opportunity at the local and regional scale for seven categories: Environmental Health, Jobs Proximity, Labor Market, Low Poverty, Low Transportation Cost, School Proficiency, and Transit. The index score is first computed at the neighborhood level (which can vary from census tract to block group cluster, depending on the variable). The higher the index score, the better an area's access to opportunity. The index score then goes through a second computation that weights it based on the distribution of a given racial/ethnic group in that area. While these indices do not identify opportunity by tract or block group within the city, they can show the relative standing of Oakland compared to the San Francisco-Oakland-Hayward region. Chart D-3 shows the indices by race/ethnicity across the entire population of Oakland and the San Francisco-Oakland-Hayward region. Below are the descriptions for each opportunity index value, along with findings for the city and region:

- **Environmental Health** measures potential exposure to carcinogenic, respiratory, and neurological hazards as determined by the Environmental Protection Agency's (EPA) National Air Toxics Assessment. The higher the value, the less exposure to airborne toxins. The white and Asian/Pacific Islander populations at the regional level have the best environmental health scores and the Black population at the regional level has the worst score. Within Oakland, scores do not differ much across groups, though the score for the Hispanic population is slightly better than the other groups. It is difficult to draw conclusions from this within-city result. Similar to HCD/California Tax Credit Allocation Committee (TCAC) Opportunity Maps data, which appears later in this section, this index only accounts for exposure to toxins and does not account for other environmental justice factors, such as socioeconomic and health disparities across racial/ethnic groups. Additionally, the EPA notes that their assessment is not ideal for measuring differences across small areas; therefore, looking at within-city differences across racial/ethnic groups may not be an idea application for this tool. The State HCD/TCAC Opportunity Maps, featured later in this section, are a better tool for examining environmental differences across census tracts in Oakland.
- **Jobs Proximity** quantifies accessibility of a neighborhood to job locations, with major employment centers weighted more heavily. The higher the value, the better access to jobs. Proximity to jobs is slightly higher in Oakland than the region at large, except for the Hispanic population, for which it is roughly the same. While the index focuses on proximity, it does not consider job accessibility based on educational level. Further analysis on job access will be included in the Economic Trends and Prospects report that will be released in May 2022.
- **Labor Market** measures the intensity of labor market engagement and human capital (i.e. the economic value of a worker's experience and skills) in a neighborhood based on unemployment, labor force participation, and educational attainment. The higher the value, the higher the labor market engagement and human capital. Within Oakland, the labor market index is much higher for the white population than for other groups. Regionally, the Asian/Pacific Islander population has a notably higher index score than within Oakland, the

white population has a similar index score between the region and Oakland, and all other racial/ethnic groups have a slightly higher score at the regional level.

- **Low Poverty** measures poverty in a neighborhood. The higher the value, the less exposure to poverty. Exposure to poverty is lower for all groups regionally compared to Oakland. Asian/Pacific Islander and white groups have the least exposure to poverty regionally. Within Oakland, the white population has notably less exposure to poverty than all other groups.
- **Low Transportation Cost** quantifies transportation costs by neighborhood based on the estimated cost for a low-income, single-parent family of three. The estimate considers a host of variables, such as access to public transit and density of homes, services, and jobs in a neighborhood. The higher the value, the lower the cost of transportation in the neighborhood. Low transportation cost is almost equal for all groups at the city and regional level.
- **School Proficiency** measures access to elementary schools with higher academic proficiency based on the performance of 4th grade students on state exams. The higher the value, the higher the quality of the school system in a neighborhood. School proficiency is higher for all groups at the regional level than at the city level, and highest for white and Asian/Pacific Islander groups. Within Oakland, school proficiency is higher for the white population than other groups.
- **Transit** measures transit use in a neighborhood based on estimates of transit trips taken by low-income, single-parent families of three. The higher the value, the more likely residents in the neighborhood use public transit. The transit index is high in Oakland and about equal across all groups, while in the region it is slightly lower with slight discrepancies between groups.

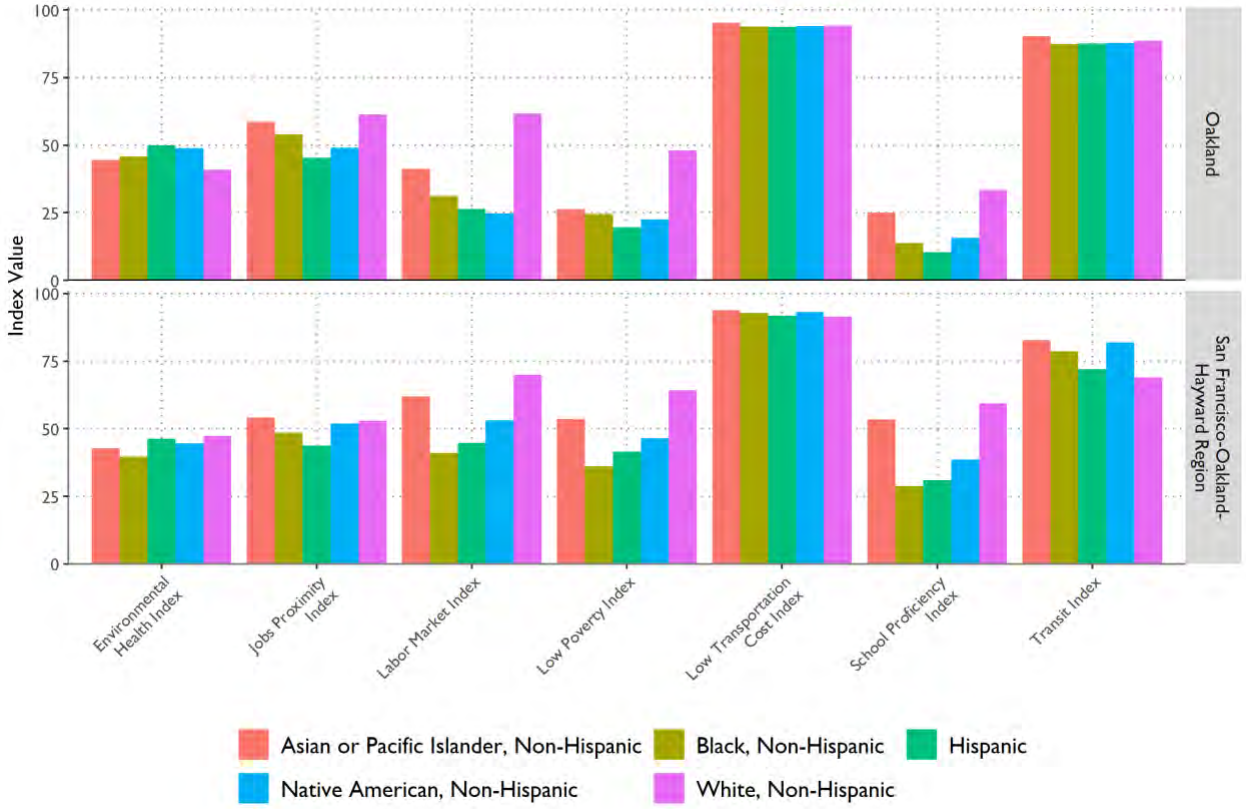
Chart D-3: Opportunity Indices for Total Population, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

Chart D-4 examines these same indices but for the population living in poverty only. The city and regional scores for all groups are similar between the entire population and those living in poverty for environmental health, jobs proximity, low transportation cost and transit. For labor market, low poverty, and school proficiency, patterns are similar relative to racial/ethnic groups and to the geographic areas, but index scores are lower overall in these categories for those living in poverty.

Chart D-4: Opportunity Indices for Population Living Below the Federal Poverty Line, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

LOCAL CONTEXT

To quantify access to opportunity at the neighborhood level, State HCD and TCAC convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health. Table D-5 below outlines the domains of the Opportunity Maps. The economic, environmental and education domains were further aggregated to create a composite index.

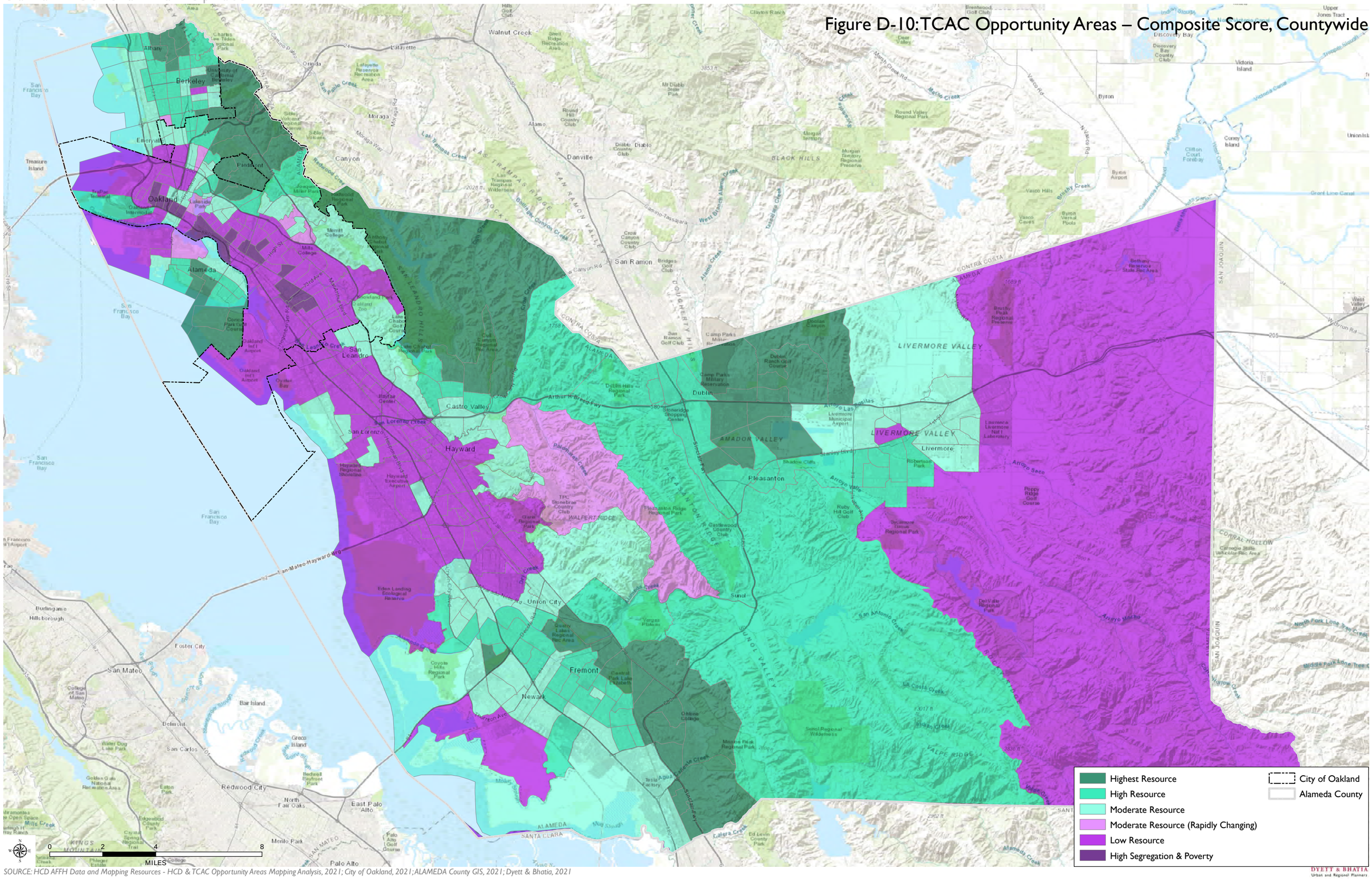
Table D-5: Domain and Indicators for State HCD/TCAC Opportunity Maps, 2020

Domain	*Indicator*
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 3.0 exposure and environmental effects indicators
Education	Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rate
Filter	Poverty and Racial Segregation

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020

Across Alameda County (Figure D-10) exists the full opportunity spectrum, with the Highest Resource areas generally located farther away from urban centers – except in Berkeley, northeast Oakland, parts of Alameda, and Fremont, which also have High Resource areas located in/near urban centers. All of the census tracts in Alameda County that are designated High Segregation and Poverty are in Oakland.

Figure D-10: TCAC Opportunity Areas – Composite Score, Countywide



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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There is a confluence of varying resource levels (except for Highest Resource) in and surrounding Downtown Oakland and Lake Merritt (Figure D-11). Otherwise, most of Oakland's census tracts are considered Low Resource, and these areas surround the High Segregation and Poverty areas. These areas are primarily located in Downtown, West Oakland and East Oakland. As described in Section D2, these communities, which have been historic enclaves for communities of color, have faced a history of disinvestment, redlining, discriminatory policies, and predatory lending. The Highest Resource areas are clustered in the North Oakland Hills and adjacent to Piedmont and these are surrounded by High Resource areas. Census tracts with concentrations of protected groups are limited in access to resources as these tracts do not overlap with the High and Highest Resource Areas, as discussed below.

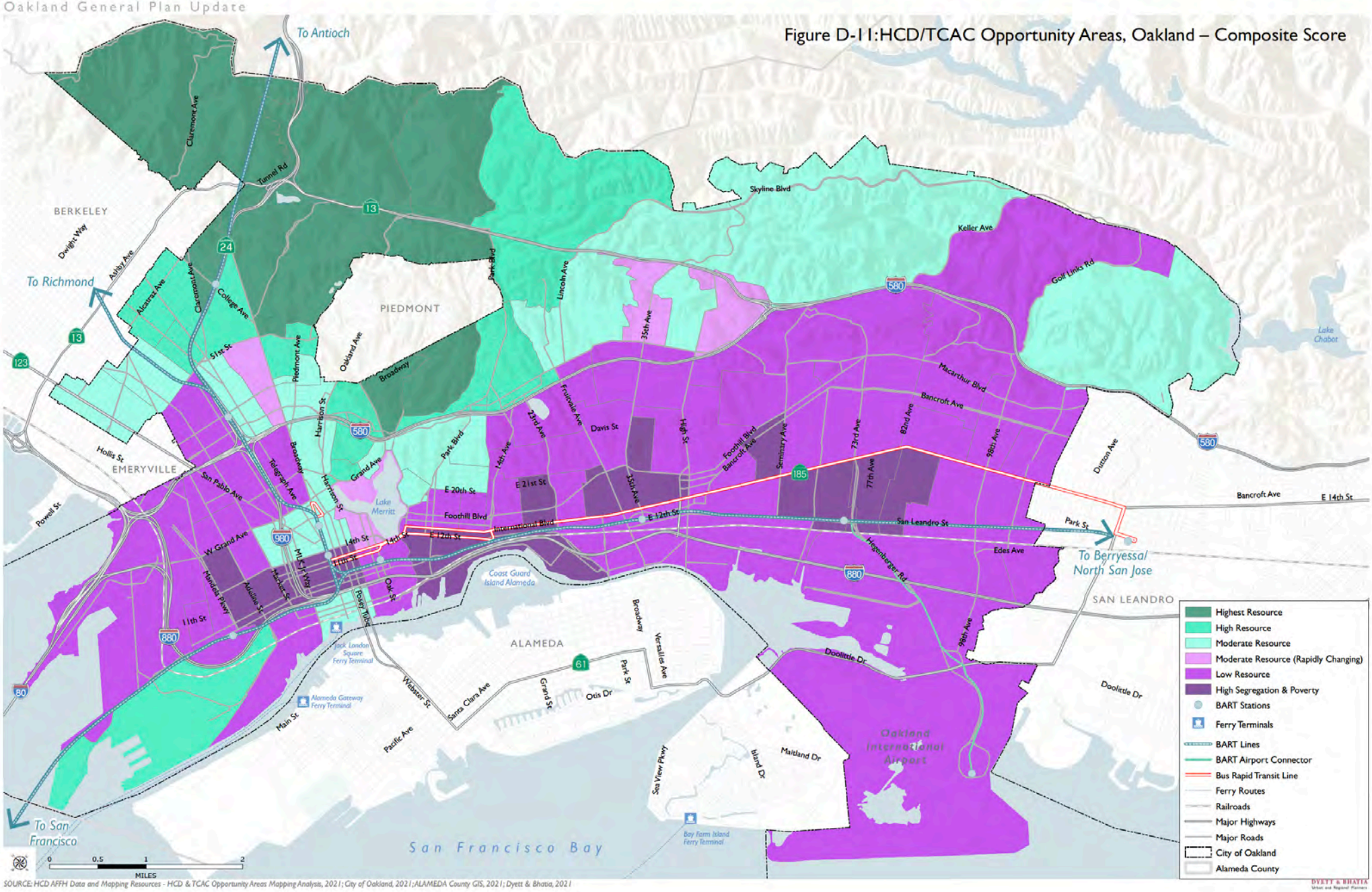
Those living in Oakland's R/ECAPs have less access to opportunity as these tracts greatly overlap with High Segregation and Poverty and Low Resource areas (Figures D-9 and D-11). These areas are primarily located in Downtown and West Oakland and various census tracts in East Oakland, particularly around Fruitvale and along International Boulevard.

Recalling Figure D-3, persons with disabilities may have varied access to opportunity depending on where they live. Persons with disabilities are most highly concentrated in tracts in Downtown Oakland, one tract in West Oakland, and one tract in North Oakland. These tracts overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas.

Those living in female-headed households also may have varied access to opportunity depending on where they live. Census tracts with higher concentrations of female-headed households similarly overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas in Downtown and West Oakland (Figures D-5 and D-11).

None of the census tracts with higher concentrations of protected groups are High Resource tracts.

Figure D-11:HCD/TCAC Opportunity Areas, Oakland – Composite Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Economic Opportunity

The Economic Score map is similar to the Composite Score map (Figure D-11) with more positive economic outcomes in the northeastern part of the city, the Port industrial area, immediately surrounding Lake Merritt, and one tract in the Jack London District (Figure D-12). Downtown and West Oakland contain a mix of economic outcomes, though none fall into the more positive category. East Oakland falls entirely into the lowest outcomes category. The findings from Figure D-12 align with the Gentrification and Displacement map (Figure D-19) shown later in this chapter. In general, there is more access to economic opportunity in tracts that are in advanced gentrification stages, stable, or exclusive/becoming exclusive and less access to economic opportunity in tracts that are not yet gentrified. Gentrification tends to bring substantial economic development and rising housing costs, which both factor into the economic score.

Those living in Oakland's R/ECAPs have less access to economic opportunity, particularly those living in East Oakland, where census tracts are associated with the least positive economic outcomes; those living in Downtown and West Oakland census tracts may be geographically near access to economic opportunity as some of these tracts have been recently gentrified, but that does not mean that BIPOC populations or people living in poverty can access the opportunities available in these areas (Figures D-9 and D-12).

Residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. So, while there are a greater proportion of persons with disabilities living in and adjacent to census tracts with varied access to economic opportunity (Downtown, near Piedmont Avenue, and West Oakland), that does not outweigh general employment challenges for those with disabilities (Figures D-3 and D-12).

Female-headed households with children typically have greater need for affordable housing and accessible day care, health care, and other supportive services. Therefore, these challenges might outweigh geographic access to economic opportunity. In fact, according to findings from Appendix B, 39.72 percent of female-headed households with children live below the poverty line. So, while there are a greater proportion of female-headed households with children living in and adjacent to census tracts in Downtown and West Oakland with varied access to economic opportunity, ranging from less positive to more positive outcomes, that does not outweigh other challenges, such as finding affordable childcare, that female-headed households must balance (Figures D-5 and D-12).

Transportation Opportunity

State HCD/TCAC does not map access to opportunity with regards to transportation, but All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.[12] Oakland's All Transit Performance score of 8.3 (on a scale of 0 to 10) reflects a high number of transit trips taken per week combined with the number of jobs accessible to transit. On average, 15 transit lines (bus and rail) are accessible within a half mile of Oakland households, 388, 553 jobs (96.7 percent of jobs in Oakland) are accessible in a 30-minute transit trip, and 22.82 percent of commuters use transit. This score is consistent with the HUD Opportunity Indices for Jobs Proximity and Transit. Oakland's score is highest in the flatlands, along the BART corridor, and decreases towards the Hills, where scores fall into the 4-6 range. This means that transit is accessible to those living in R/ECAPs, tracts with high concentrations of female-

[12] AllTransit Metrics. https://alltransit.cnt.org/metrics/. Accessed April 2022.

headed households, and tracts with high concentrations of persons with disabilities (Figures D-3, D-5, and D-9). 83.9 percent of households earning an annual salary of less than $50,000 live within a half-mile of high-frequency transit.

Education Opportunity

Disparities in access to quality education is a significant fair housing issue. As shown in Figure D-13, most census tracts in Oakland are associated with the lowest educational outcomes. The more positive educational outcomes are clustered in the northeastern part of Oakland, particularly the North Oakland Hills and tracts immediately south of Piedmont, which is also where predominantly non-Hispanic white tracts are located (Figures D-13 and D-1B). All R-ECAP tracts have lower educational outcomes, with slightly better (but still low) outcomes in Downtown tracts (Figures D-9 and D-13). Female-headed households with children and persons with disabilities are also concentrated in tracts with lower educational outcomes (Figures D-5, D-3, and D-13).

Table D-6 summarizes test score results from the 2018-2019 Smarter Balanced assessments of math and English language arts, which forms part of the State's California Assessment of Student Performance and Progress (CAASPP). These data reflect public schools; private schools are not mandated to take standardized tests. While Alameda County outperforms the state, Oakland's scores are notably lower than those of the state and county.

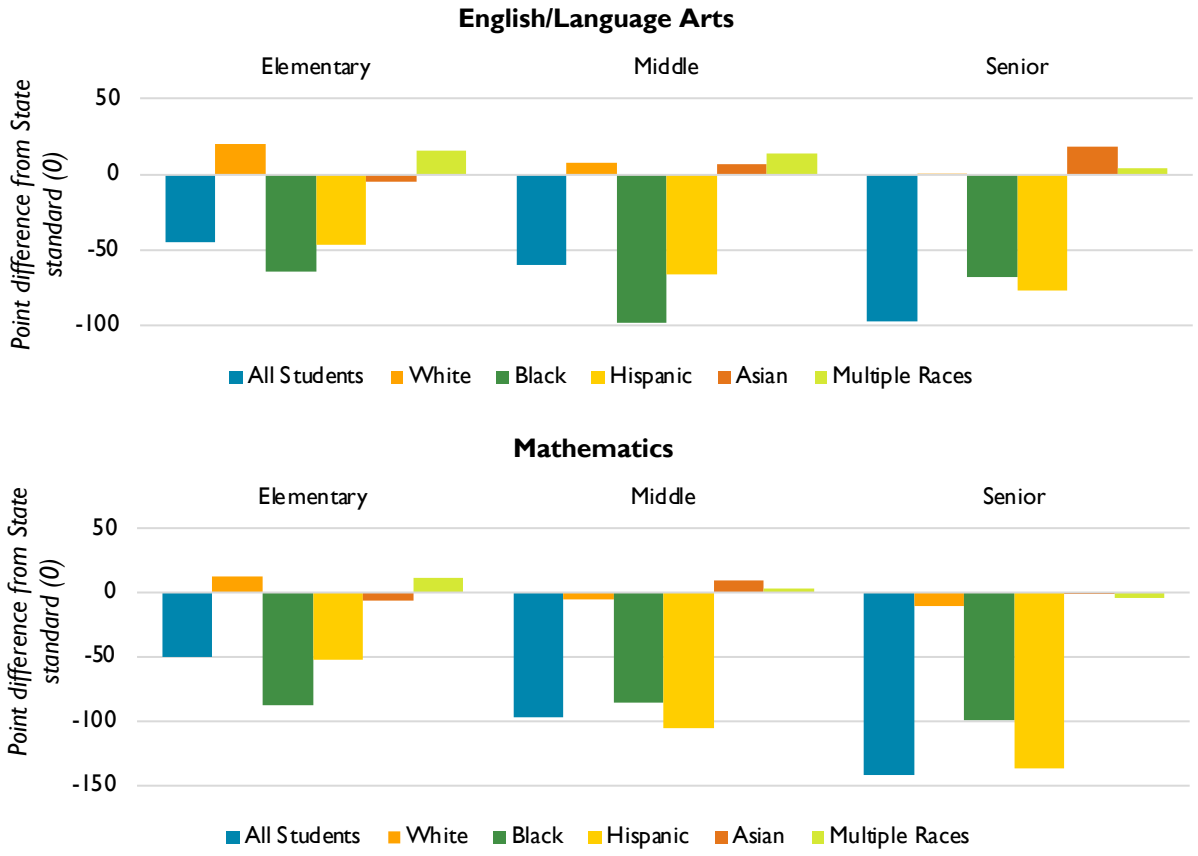
Table D-6: CAASPP Smarter Balanced Test Results, 2018-2019

District/Region	*Percent Met or Exceeded Standard*	
	English Language Arts	*Mathematics*
State of California	51.10%	39.73%
Alameda County	56.84%	48.98%
Oakland Unified School District	33.46%	27.00%

Source: California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019

Chart D-5 illustrates how school performance among students for the 2018-2019 school year significantly differs by race. In the Oakland Unified School District (OUSD), Black and Hispanic/Latinx students' average scores are less than the State standards for the Smarter Balanced Summative Assessments and California Alternative Assessments as reported by the California Department of Education (CDE). Moreover, students of all races fall further behind as they progress in their education (i.e., senior/high school performance is worse than elementary school level performance). At a school level, Hillcrest Elementary has the overall highest achieving levels for both English/language arts and mathematics. Hillcrest Elementary is located in a Highest-Resource, predominantly white census tract, miles from any R/ECAPs, where less than 10 percent of the population lives in poverty and less than 20 percent of children live in female-headed households. The lowest-performing elementary school for both subjects is Markham Elementary. Markham Elementary is located in a Low Resource census tract, adjacent to a R/ECAP tract, where 20-30 percent of the population lives in poverty and 41-60 percent of children live in female-headed households. Notably, this school is located in the one Oakland census tract that has no racial/ethnic majority population, but adjacent to tracts with slim Hispanic/Latinx and Black/African American majorities. These outcomes are typical of patterns in race and income; schools in majority-white and more affluent areas (such as Hillcrest Elementary) tend to score higher and often are supported by Parent Teacher Associations (PTAs) with substantial budgets for enrichment activities than schools in lower income and/or majority-BIPOC neighborhoods (such as Markham Elementary).

Chart D-5: OUSD Student Performance by Race (2018-2019 School Year)



Notes: Other categories not shown due to insufficient data: Pacific Islander, Filipino, Native American/Alaskan. Elementary includes K-8; Middle includes 6-12; Senior includes Alternative. Charter schools and Independent Study not included.

Sources: California Department of Education, 2019; Oakland Unified School District, 2021; Dyett & Bhatia, 2022.

OUSD school enrollment is based on a lottery. This technically allows students and families access to more proficient schools. However, applications for students applying to schools in their own neighborhoods are prioritized. Additionally, students applying to Chabot Elementary, Edna Brewer Middle School, and Sequoia Elementary who live in Priority Census Blocks (based on the concentration of Latinx and Black/African American residents, median household income, and number of students participating in free and reduced-price lunch) are prioritized in the application process. Regardless, having to travel across the City to access a better resourced than one's neighborhood school is a deeply inequitable situation.

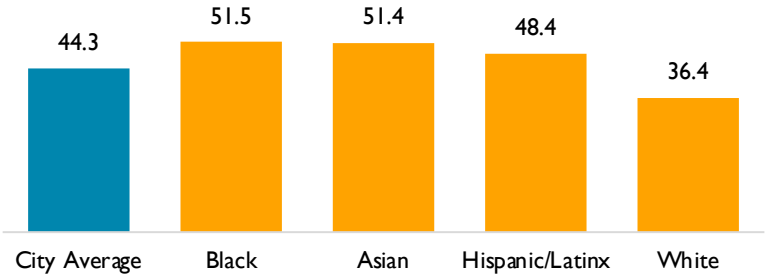
Environmental Opportunity

Environmental health is another key consideration in fair housing. Today's persistent environmental injustices result from not only recent action or inaction but from historical decisions that determined the city's land use patterns, industrial base, and transportation network. The racial inequities in levels of air pollution, ground contamination, noise, and other environmental problems reflect ineffectively or differential enforcement of environmental protection laws, as well as the siting of

residential areas in proximity to noxious industrial uses and the routing of truck traffic through low-income, Port-adjacent communities and on I-880 but not I-580. By recognizing the impacts of this history in Oakland, the City can better focus efforts on starting to address the negative impacts of past decisions.

As discussed in detail in the Environmental Justice and Equity Baseline March 2022 Report, The City of Oakland has an overall CalEnviroScreen 4.0 Pollution Burden percentile score of 44.3, meaning that it is less impacted by environmental effects and exposures than almost 56.7 percent of tracts in California. However, this relatively low citywide value hides the disproportionate pollution burden experienced by some Oakland census tracts. Although seven out of 113 census tracts in the city have a score of less than 10, four tracts are among the top 10th percentile in the entire state for pollution burden. Chart D-6, below, shows that there are higher concentrations of BIPOC communities living in tracts that have higher pollution burden scores, meaning that they are more at risk than white populations.

Chart D-6 CalEnviroScreen 4.0 Pollution Burden Scores by Race, 2021



Source: CalEnviroScreen 4.0, CalEPA, 2021

The State HCD/TCAC Opportunity Areas- Environmental Score map (Figure D-14) visualizes environmental health opportunity based on specific exposure and environmental effect indicators from CalEnviroScreen 3.0 (3.0 was the latest data when the 2021 State HCD/TCAC Opportunity Maps were created): ozone, PM2.5, diesel particulate matter, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. This methodology produces a distinctly different map than one composed of CalEnviroScreen scores, which additionally account for health and socioeconomic factors (e.g., Jack London Square has a lower, or better, CalEnviroScreen Score of 55 than the adjacent Chinatown census tract, which scores 91, because the latter tract's population experiences higher socioeconomic burdens, such as the lack of health care, which could lead to more emergency room visits for asthma). Therefore, the State HCD/TCAC Opportunity Areas - Environmental Score map purely reflects environmental exposure and is not weighted in any way; the Economic and Education HCD/TCAC Opportunity Maps account for many of the socioeconomic factors that CalEnviroScreen scores do. Therefore, the State HCD/TCAC Opportunity Areas - Composite Score map will appear more similar to a CalEnviroScreen score map than the Environmental Score map.

As shown in Figure D-14, the least positive outcomes are along the coastal edge of the city, adjacent to the industrial Port areas and I-880. Nearly all of West Oakland, which is bounded by freeways on all sides and includes and is adjacent to industrial areas, falls into the least positive environmental outcomes. Downtown tracts that include or are immediately adjacent to freeways are also among the least positive outcomes. The Hills, which include and abut regional parkland, and some adjacent census tracts, are associated with more positive environmental outcomes, but there are additional tracts scattered throughout the city, not adjacent to parkland, that also are among the more positive

outcomes. Some of the tracts associated with the lowest economic and education outcomes, such as those in East Oakland adjacent to International Boulevard, are among the tracts with the best environmental outcomes. While this is surprising, this is where it is important to consider that this environmental score does not account for the socioeconomic and health factors that the CalEnviroScreen scores do. It should also be noted that CalEnviroScreen extrapolates and models much of their data – some low pollutant scores may be due to the lack of a nearby air monitoring system. Outside of the Hills tracts, which get an environmental score boost from including or being adjacent to parkland, scores for tracts that include or are adjacent to freeways appear to be ultimately more negatively impacted than tracts that do not include freeways, which is why some Deep East Oakland tracts that are not near freeways have better environmental scores than I-580-adjacent tracts in the Grand Lake area.

According to Figure D-14, those living in R/ECAPs have limited access to environmental opportunity; all West Oakland R/ECAPs are associated with the least positive environmental outcomes, and those in Downtown fall into the two lowest environmental outcome categories. East Oakland R/ECAPs have mixed access to environmental opportunity, ranging from the lowest to the highest outcomes. However, these results must be considered along with the race/ethnicity-based data presented earlier in this section (Chart D-6). Even if some East Oakland tracts are associated with more positive environmental outcomes, BIPOC individuals living in these communities still carry a larger pollution burden.

Persons with disabilities may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of persons with disabilities (Figure D-3), those who live in the Piedmont Avenue area are in tracts associated with more positive environmental outcomes, while those in West Oakland are in tracts associated with less positive environmental outcomes (Figure D-14). Those living in Downtown are in tracts that fare slightly better environmentally than the West Oakland tracts. Again, however, the environmental health disparities associated with race/ethnicity (Chart D-6) must be considered along with disability status.

Female-headed households with children may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of female-headed households with children (Figure D-5), tracts in West Oakland are associated with less positive environmental outcomes, while tracts in Downtown fare slightly better environmentally (Figure D-14).

While more must be done to increase access to environmental opportunity for protected groups, some long-overdue actions have recently been taken to reduce disparities in exposure to air pollution. East and West Oakland are both identified as areas disproportionately impacted by air pollution under the Community Air Protection Program (Assembly Bill [AB] 617). California Air Resources Board (CARB) adopted the West Oakland Community Action Plan (WOCAP) action plan on December 5, 2019, which identified 89 potential community-level strategies and control measures intended to reduce criteria pollutant and TAC emissions and decrease West Oakland residents' exposure to these TAC emissions. Specifically, the plan sets forth equity-based targets for cancer risk, and DPM and $PM_{2.5}$ concentrations in seven "impact zones" with the highest pollution levels in the City.[13] On February 10, 2022, CARB designated East Oakland for the development of an AB 617

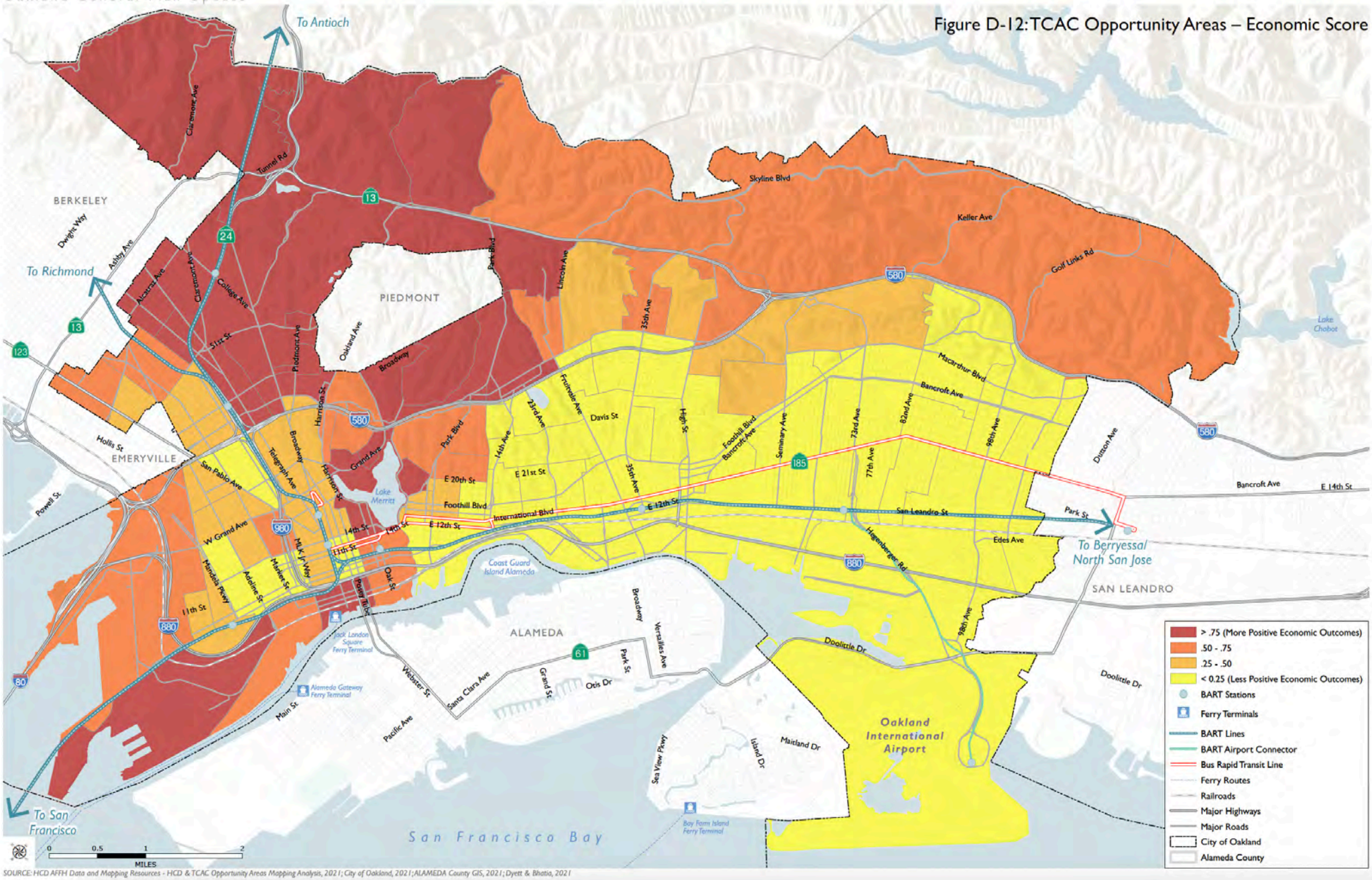
[13] Bay Area Air Quality Management District and West Oakland Environmental Indicators Project, 2019. Owning Our Air: The West Oakland Community Action Plan – Volume 1: The Plan, October. Available at http://www.baaqmd.gov/community-health/community-health-protection-program/west-oakland-community-action-plan, accessed January 2021.

Community Emission Reduction Plan which will begin in the spring and summer of 2022 and continue for a year-long planning process followed by implementation.

In conjunction with this Housing Element Update, the General Plan Update will also include a new Environmental Justice Element, which will address Oakland's environmental justice issues in more detail.

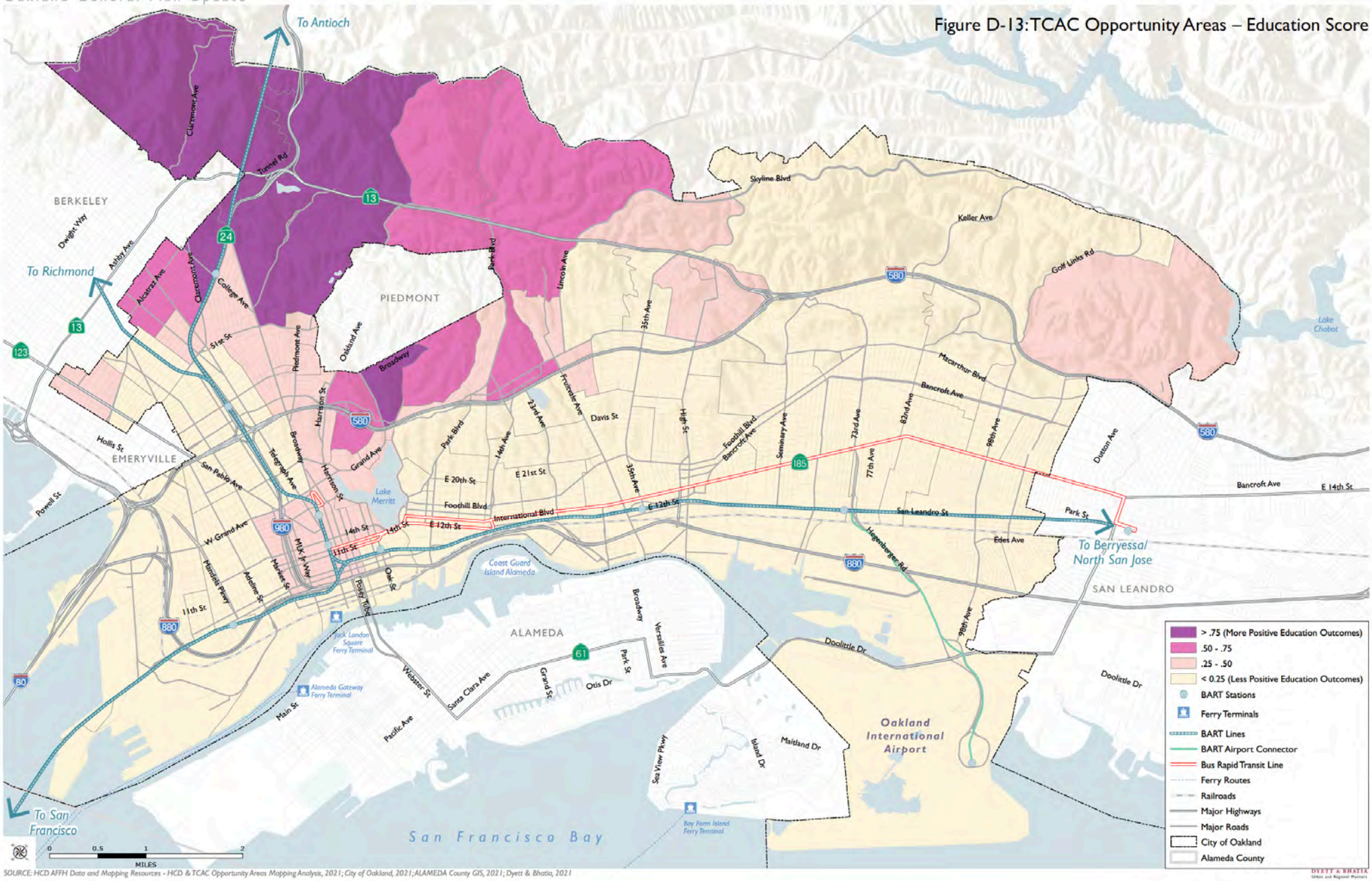
As is evident in this section, there is limited utility in assessing access to opportunity using the State HCD/TCAC Opportunity Maps alone. The environmental map does not effectively underscore the environmental justice issues that BIPOC communities face in Oakland, and labeling census tracts as "Low Resource" or "High Segregation and Poverty" disregards the fact that many communities of color in Oakland are vibrant, ethnic enclaves that deserve the investment that higher resource areas have received and benefited from. It is not enough to shuttle children living in Low Resource/High Segregation and Poverty tracts to higher-performing elementary schools across the City or simply to build more affordable housing in higher resource areas; while the solution may include these strategies, place-based investments in BIPOC communities must be the priority so that existing residents who want to stay where they are have the ability to do so while being able to benefit from access to economic, educational and environmental opportunity.

Figure D-12: TCAC Opportunity Areas – Economic Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-13: TCAC Opportunity Areas – Education Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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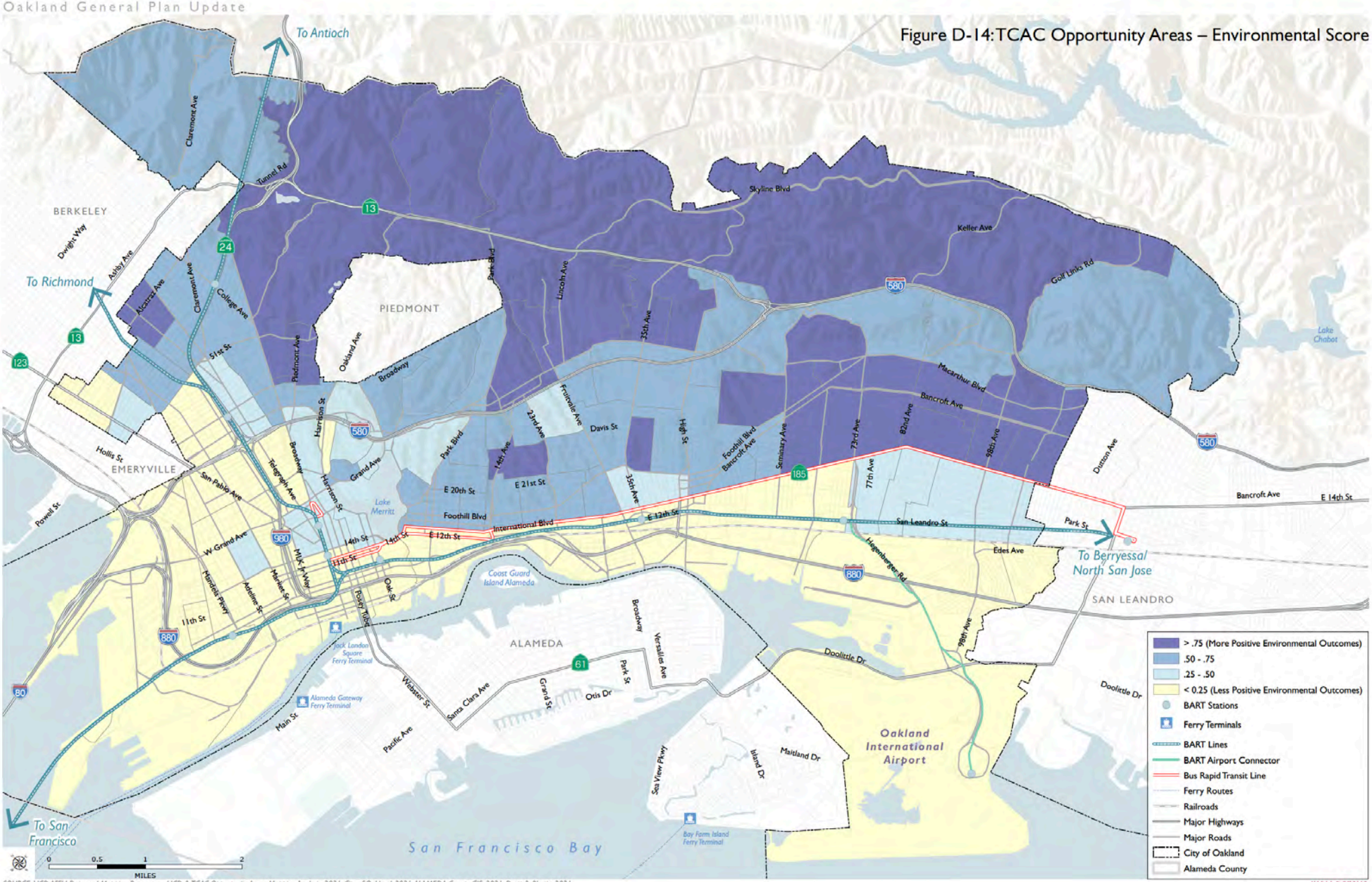
Figure D-14: TCAC Opportunity Areas – Environmental Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

D.5 Disproportionate Housing Needs and Displacement Risk

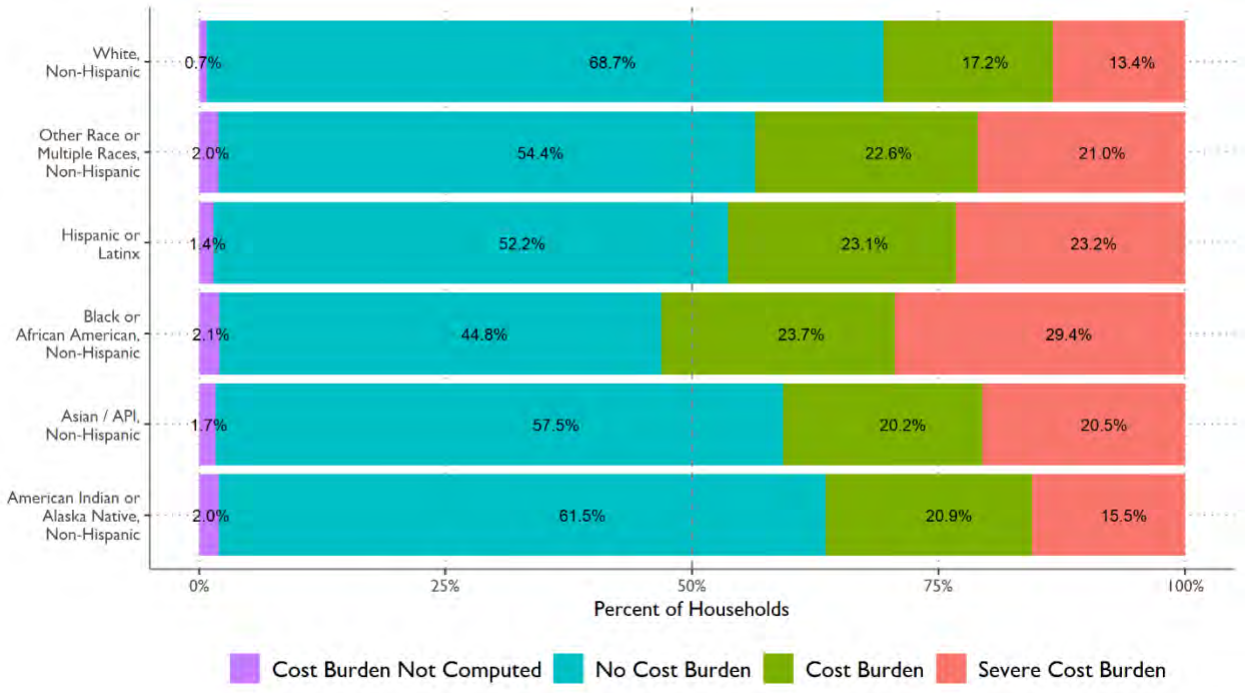
According to State HCD's AFFH Guidance Memo, disproportionate housing needs "generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area." Consistent with State HCD guidance, this analysis evaluates disproportionate housing need through the assessment of cost burden, overcrowding, displacement risk, publicly assisted housing, substandard housing, and homelessness.

COST BURDEN

Households paying more than 30 percent of their income on housing costs are considered cost burdened, while those paying more than 50 percent are considered severely cost burdened. Cost burden among homeowners and rents in Oakland is discussed in depth in the Housing Needs Assessment. Here, cost burden is examined by race/ethnicity. Rates of cost burden, severe or otherwise, are highest for non-Hispanic Black or African American households, followed by Hispanic or Latinx households. Cost burden, severe or otherwise is lowest for non-Hispanic white households, followed by American Indian/Alaska Native households (Chart D-7).

Chart D-7: Cost Burden by Race in Oakland, 2013-2017

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

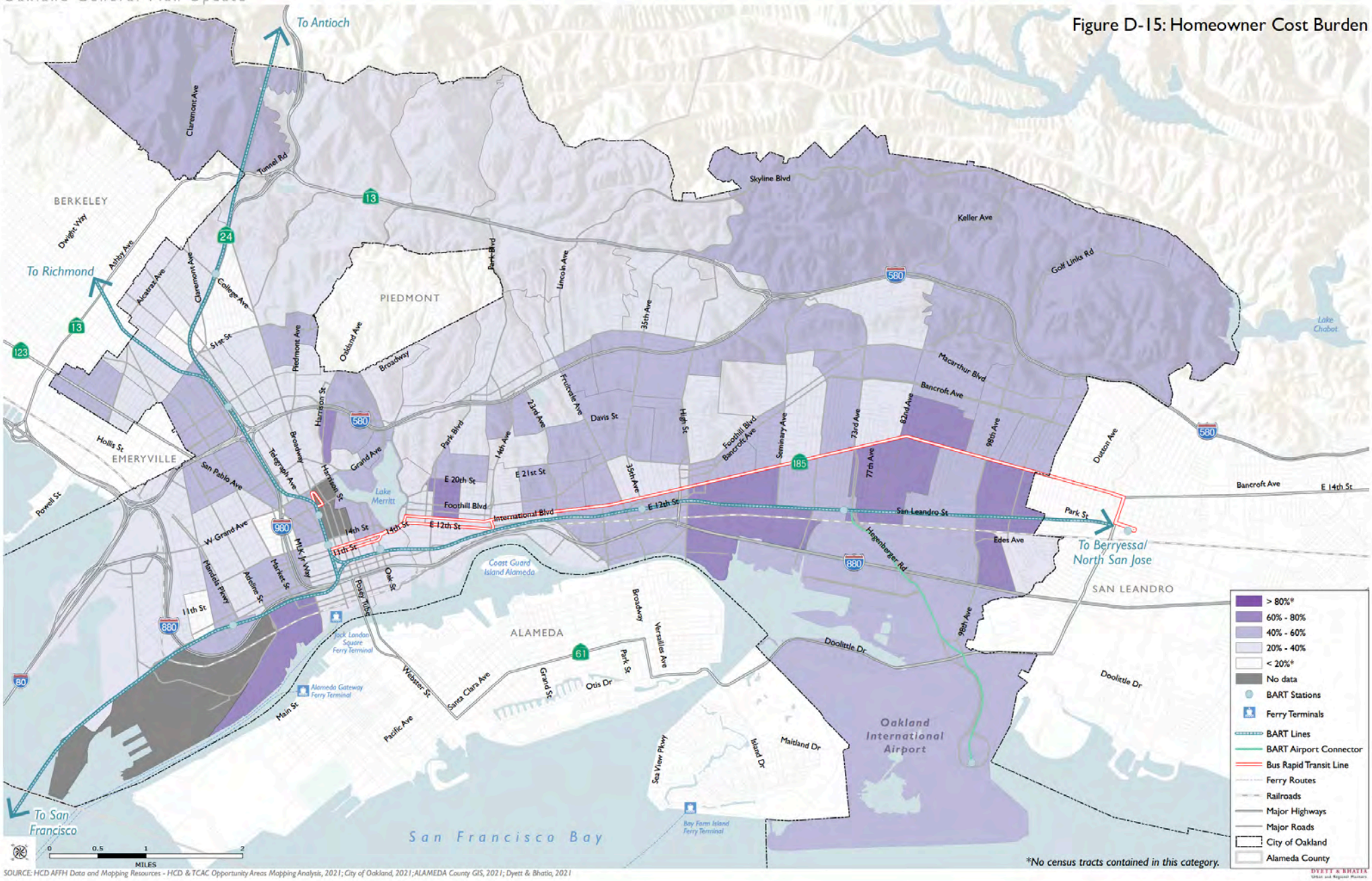


Figures D-15 and D-16 show the geographic distribution of cost burden in Oakland for owner- and renter-occupied households, respectively. Rates of households experiencing cost burden—among

both renters and owners—do not exceed 80 percent in any one census tract.[14] The lowest levels of renter cost burden (less than 20 percent) are in Rockridge, the North Oakland Hills, and one tract south of Piedmont. The lowest levels of homeowner cost burden (less than 20 percent) are located in two North Oakland tracts and two West Oakland tracts. The highest rates (60-80 percent) of both homeowner and renter cost burden are located in East Oakland, plus a couple additional tracts experiencing high homeowner cost burden in the Jack London District and the Grand-Lake neighborhood. Renter cost burden skews higher than homeowner cost burden, with most tracts having over 40 percent cost burden for renters.

[14] The State HCD AFFH Data and Mapping Tool provides cost burden data in quintiles, with over 80 percent representing the highest concentration of cost burden possible. This should not be interpreted as a threshold, but rather a natural break in the data.

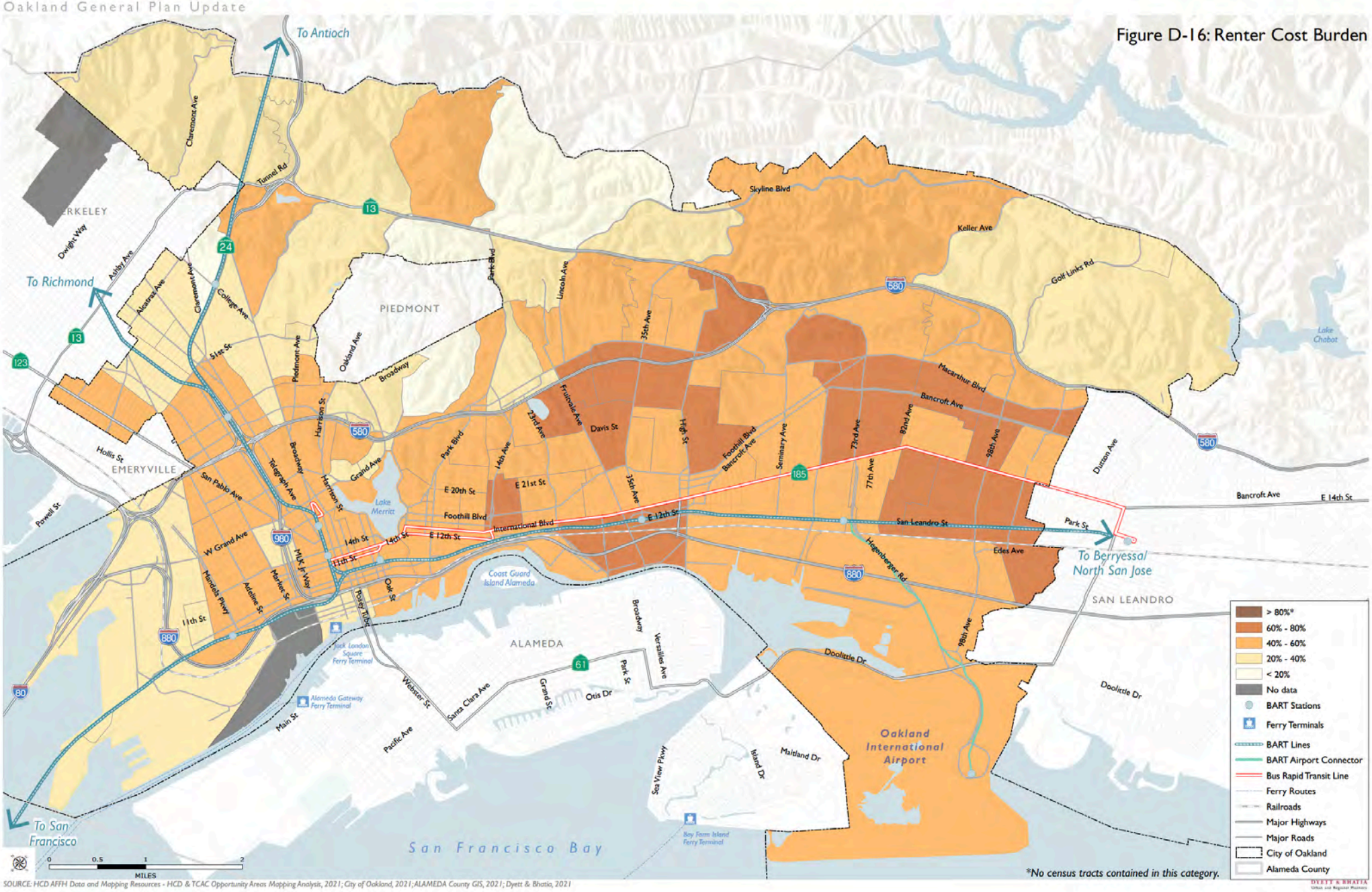
Figure D-15: Homeowner Cost Burden



*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-16: Renter Cost Burden



*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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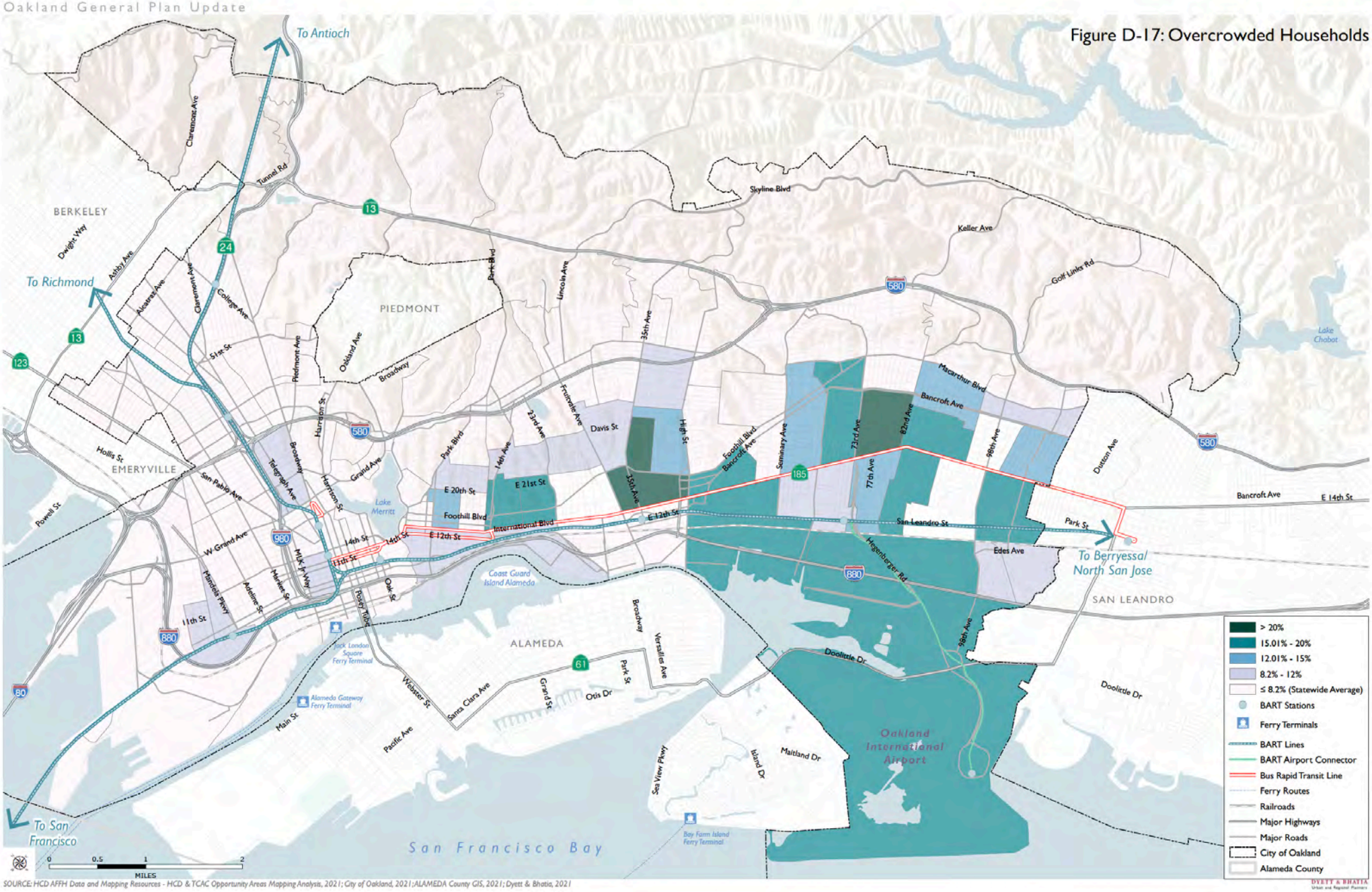
OVERCROWDING

The Housing Needs Assessment chapter discusses overcrowding in detail, but here the geographic component of overcrowding is examined. The highest tract-level rates of overcrowding were found in the East Oakland flatlands, notably in Fruitvale and other tracts along International Boulevard near the Coliseum (Figure D-17). All tracts experiencing some level of overcrowding higher than the statewide average are also tracts identified by State HCD/TCAC as Low Resource or High Segregation and Poverty areas. Recalling Figure D-1B, most tracts experiencing higher levels of overcrowding (more than 15 percent of households) have a predominant Hispanic or Latinx population, though a few tracts have a predominant Black or African-American population, one has a predominant Asian population, and one tract is the sole census tract in Oakland without a predominant race/ethnicity (in the Bancroft-Havenscourt neighborhood).

As noted in the Housing Needs Assessment, Oakland experiences slightly higher rates of overcrowding (8.41 percent) than the county (7.87 percent) or the region (6.9 percent). Overcrowding disproportionately impacts renters (11.5 percent), lower-income households (6.48 percent of extremely-low-income, 8.69 percent of very-low-income, and 7.3 percent of low-income), Hispanic or Latinx households (24.5 percent), and multiple or other race households of any ethnicity (22.0 percent).

Figure D-17: Overcrowded Households



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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DISPLACEMENT RISK

As housing costs increase, lower-income households may be displaced from their neighborhoods, whether this is due to landlord action or market changes. In Oakland, communities of color are particularly impacted by this dynamic.

The City's 2021 East Oakland Mobility Action Plan reported significant racial displacement of Black and Asian American populations from 2000 to 2018 in former ethnic enclaves. Black residents faced the largest decline and are no longer the majority population in the Black ethnic enclaves. For example, from 2000 to 2018, the Black population in Eastmont experienced a 53% decrease. During the same period these same neighborhoods experienced significant increases in higher income white population. There was an unprecedented rise in rent while median renter household income for Black, Asian, and Latinx households decreased. While East Oakland renters had previously maintained relative housing affordability, big spikes in housing unaffordability occurred from 2013 to 2018. By 2018, East Oakland renters making the median renter household income would have to pay 81% of their income to afford median rents in their neighborhoods, compared to 65% citywide. Current racialized displacement and housing unaffordability are directly linked to predatory sub-prime lending and foreclosures in the 2000s that removed the safety net of homeownership stability and equity. Many of the Black ethnic enclaves had Black homeownership rates higher than citywide rates until the foreclosure crisis which was concentrated in East and West Oakland flatland areas. Today, many of the East Oakland neighborhoods, especially the once Black ethnic enclaves, have higher homelessness risks than citywide, reflecting the lasting impact of the foreclosure crisis and ongoing displacement across East Oakland.

Stanford University's Changing Cities Research Lab performed an in-depth investigation of Oakland residential instability in 2021 and found that West and East Oakland were disproportionately affected. Key findings include:

- Eviction filing rates in 2018-2019 were highest in the southern parts of West Oakland, as well as in pockets of East Oakland; however, eviction filing locations did not align fully with the spatial distribution of moves among lower-socioeconomic-status residents. Rather, eviction filings were likely being used as a tactic to collect rent. Residents are likely experiencing informal forms of displacement that instigate moves.
- Unregistered rentals as of July 2020 were highest in West and Deep East Oakland, two areas that were hit hard by the foreclosure crisis and underwent the most disinvestment during the Recession.
- Tax delinquent properties, owners of large numbers of properties, and code violations are most prevalent in Deep East and West Oakland.

These findings underscored a need for preservation and protection strategies in Deep East Oakland and pockets of West Oakland, which have majority BIPOC populations, long histories of disinvestment and are at high risk of renter vulnerability. These findings also highlighted a need to monitor vulnerable areas for disinvestment and residential instability, especially in the wake of the COVID-19 pandemic.

The State HCD AFFH Data and Mapping Tool also provides information related to neighborhood displacement risk. This includes "sensitive communities" typologies developed by UC Berkeley's

Urban Displacement Project (UDP) to quantify the risk of displacement within a community. Sensitive communities are those with populations vulnerable to displacement due to increased redevelopment and drastic shifts in housing cost. Figure D-18 shows that most of Oakland is vulnerable to displacement, except the Oakland Hills, Rockridge, Temescal, and neighborhoods surrounding the City of Piedmont. The 2020 AI noted that between 2010 and 2017, Black, Hispanic, and Asian or Pacific Islander residents were all being displaced in Oakland and replaced by white residents at a census tract level. Recalling racial/ethnic demographic data from Section D.2, the Black population was the only racial/ethnic group in Oakland to experience a net loss in population from 2010 to 2019. However, other racial/ethnic groups are also being displaced, but perhaps to other locations within the City. This data might also reflect that as lower-income residents of certain racial/ethnic groups are displaced from Oakland, higher-income residents of the same racial/ethnic groups are replacing them.

From the 2020 AI survey distributed to residents across Alameda County, 28 percent of Hispanic respondents say they have been displaced in the last five years and 25 percent of Black respondents say that they have been displaced in the same period. The primary reason for displacement, according to the survey results, is that rent became unaffordable (56 percent of those displaced). This experience is validated by a 2019 study by the UDP which found that census tracts in the region that experienced a 30 percent increase in the median rent also experienced a decrease of 28 percent of low-income households of color.

UDP provides useful information in examining displacement risk at the tract level. Table D-7 describes the criteria used to develop neighborhood typologies.[15] Table D-8 provides the number of households at displacement risk in 2018, broken down by owner-occupied vs renter-occupied. More renters than owners are living in tracts susceptible to or experiencing displacement and gentrification. Nearly half of all households in Oakland, regardless of tenure, live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement. Figure D-19, the map that corresponds with Tables D-7 and D-8, illustrates where these neighborhoods are located by typology. Exclusive areas are all clustered in/around the North Oakland Hills, while most of the northwestern tracts of Oakland, including Downtown, are in varying stages of gentrification or at risk of gentrification, and most tracts in the East Oakland flatlands are either low income/susceptible to displacement or at risk of gentrification, with one tract experiencing ongoing displacement. Only a handful of tracts in Oakland are considered Stable Moderate/Mixed Income, which UDP defines as neighborhoods that are not experiencing housing market pressures characteristic of the rest of the country, so the displacement of low-income residents is rare.

[15] It should be noted that this data is several years old and does not capture all factors of neighborhood change – not all Oakland neighborhoods experiencing displacement may be captured in UDP's model.

Table D-7: Gentrification and Displacement Census Tract Typologies, 2018

Typology	*Criteria*
Low-Income/Susceptible to Displacement	• Low- or mixed-income tract in 2018
Ongoing Displacement of Low-Income Households	• Low- or mixed-income tract in 2018 • Absolute loss of low-income households, 2000-2018
At Risk of Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Did not gentrify 1990-2000 or 2000-2018 • Marginal Change in housing costs or Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 or the 2018 rent gap is greater than the regional median rent gap
Early/Ongoing Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Increase or rapid increase in housing costs or above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
Advanced Gentrification	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
Stable Moderate/Mixed Income	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018
At Risk of Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change or increase in housing costs
Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
Stable/Advanced Exclusive	• High-income tract in 2000 and 2018 • Affordable to high- or mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

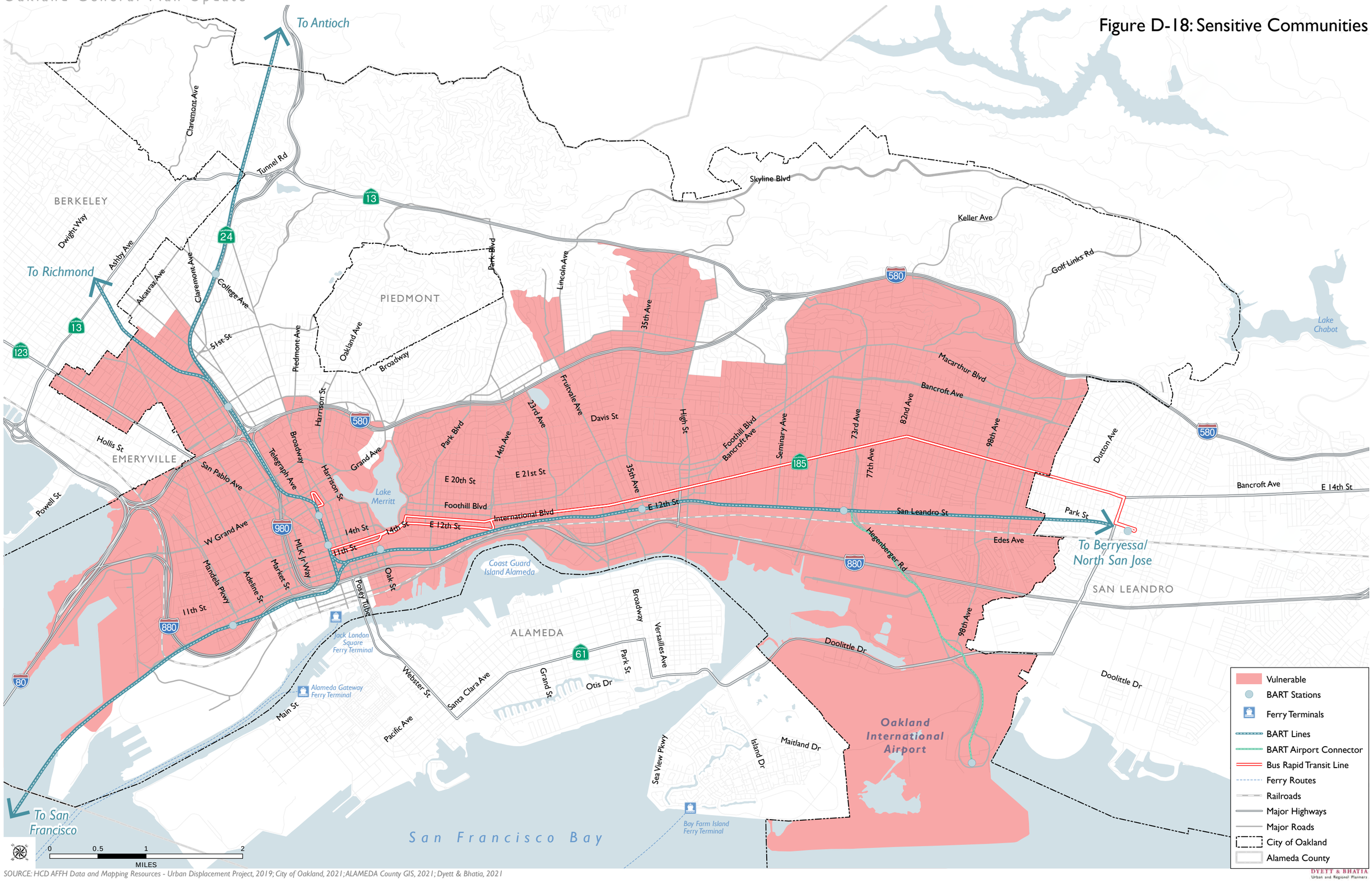
Source: UC Berkeley, Urban Displacement Project, 2018

Table D-8: Households by Displacement Risk and Tenure in Oakland, 2015-2019

Typology	*Owner-Occupied*	*Renter-Occupied*	*Percent*
Susceptible to or Experiencing Displacement	13,699	21,625	21.7%
At Risk of or Experiencing Gentrification	19,744	56,452	46.9%
Stable Moderate/Mixed Income	9,505	8,208	10.9%
At Risk of or Experiencing Exclusion	22,415	9,747	19.8%
Other	857	290	0.7%

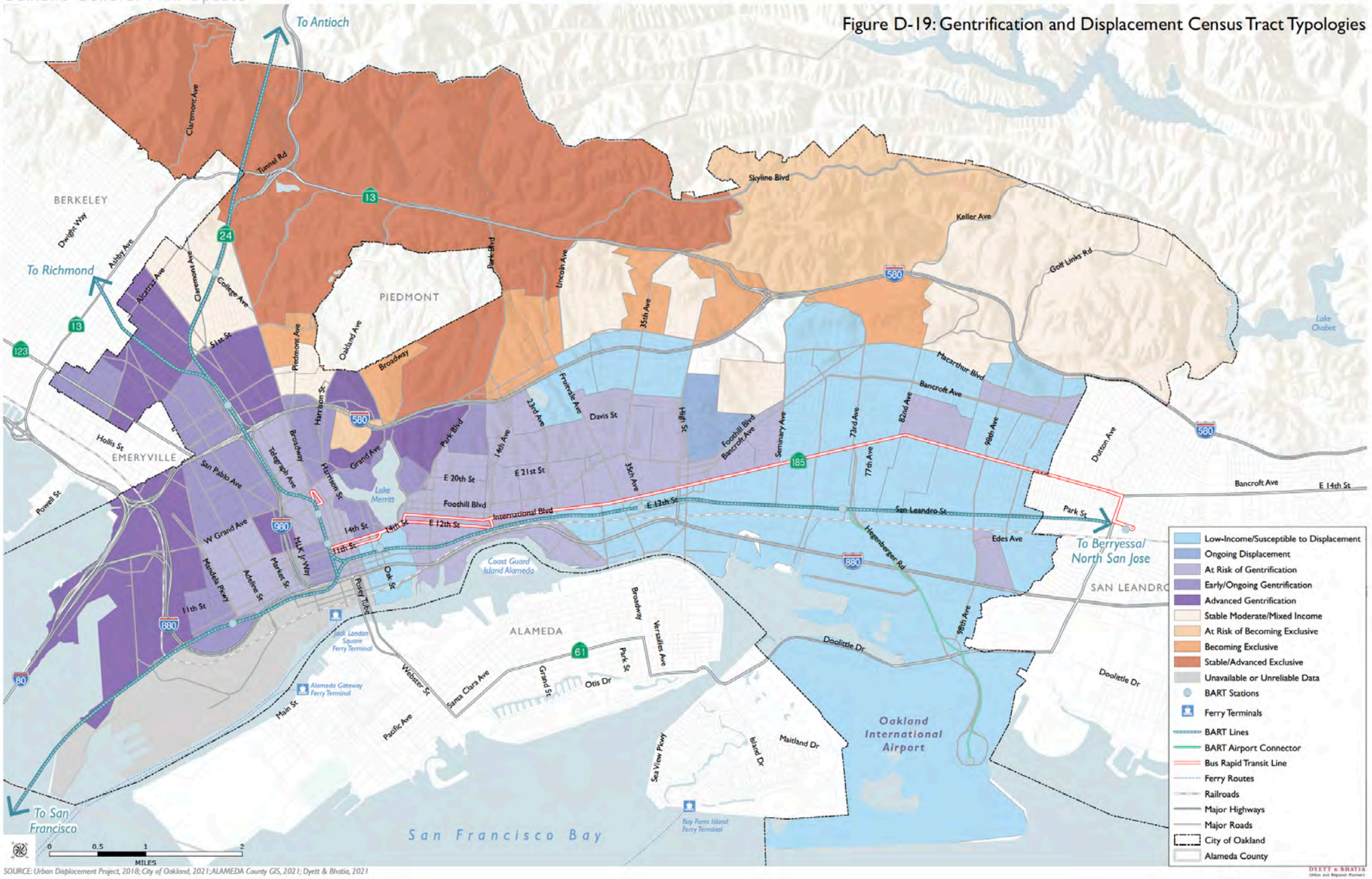
Source: Urban Displacement Project, 2018; American Community Survey 5-Year Data (2015-2019), Table B25003

Figure D-18: Sensitive Communities



SOURCE: HCD AFFH Data and Mapping Resources - Urban Displacement Project, 2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-19: Gentrification and Displacement Census Tract Typologies



SOURCE: Urban Displacement Project, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

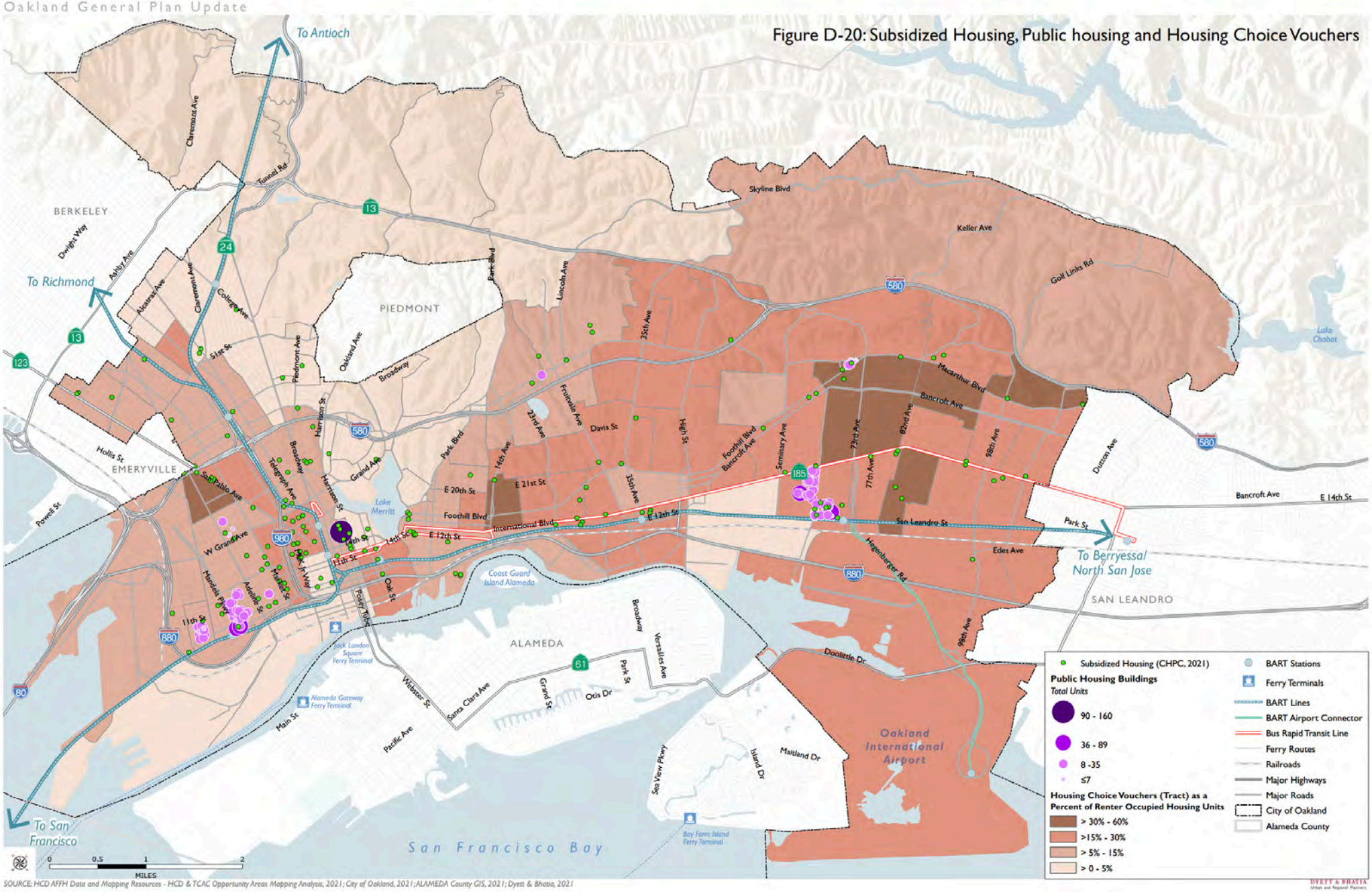
DYETT & BHATIA
Urban and Regional Planners

PUBLICY ASSISTED HOUSING

The Oakland Housing Authority (OHA) provides publicly assisted housing to residents of Oakland. According to OHA's Draft Fiscal Year 2023 Making Transitions Work Annual Plan, OHA's housing inventory includes public housing (1,454 units), Project-Based Section 8 vouchers (4,973 allocated units), Housing Choice Vouchers and other HUD programs (15,168 units), and other local programs (1,910 units). According to Figure D-20, most public housing units are concentrated in Downtown, West Oakland, and the Coliseum area, primarily in tracts designated by TCAC as Low Resource or High Segregation and Poverty, though there are a few units located in Moderate and High Resource areas, with none in Highest Resource areas. Housing Choice Voucher use follows a similar pattern. Subsidized housing, such as Project-Based Section 8, is more distributed throughout Oakland, found in all opportunity areas except those designated Highest Resource, but most is clustered in Downtown and West Oakland (California Housing Partnership, 2021).[16] According to the 2020 AI, across Alameda County, BIPOC populations (excluding Hispanic and Latinx) are overrepresented in publicly assisted housing, with the Black and African American population composing the majority across all housing types.

[16] It should be noted that the State HCD AFFH Data and Mapping Tool does not provide the most current information on Project-Based Section 8 vouchers and Housing Choice Vouchers – existing patterns of geographic distribution may differ from data provided by the State.

Figure D-20: Subsidized Housing, Public housing and Housing Choice Vouchers



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

SUBSTANDARD HOUSING

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. As summarized in the Housing Needs Assessment, about 80.4 percent of Oakland's housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010.

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substantial housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-white reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent white. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, Oakland residents also discussed the prevalence of mold and lead, both of which pose major habitability issues.

Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the city's housing stock is likely substandard.

HOMELESSNESS

Homelessness is a significant issue in Oakland. Nearly four out of five (79 percent) of the people experiencing homelessness in Oakland are unsheltered and live outdoors or in tents or vehicles, often along the city's streets and in our parks.

Point-in-Time (PIT) Counts are a common way to assess the number of persons experiencing homelessness in a jurisdiction. The PIT Count is a biennial (every two years) census of sheltered and unsheltered persons within a Continuum of Care (CoC) area completed over a 24-hour period in the last 10 days of January.[17] Due to the COVID-19 pandemic, the most recent PIT Count conducted in Alameda County is 2019. On January 30, 2019 (the date of the last Alameda County Point-in-Time count), there were a total of 7,475 persons experiencing homelessness in the County, 4,071 of whom were in the City of Oakland. This is an increase of 1,310 people (47 percent) from the 2,761 unhoused individuals who were counted in 2017. These numbers represent an unprecedented 47 percent increase in total homelessness in Oakland and a 63 percent increase in unsheltered homelessness since 2017. These numbers account for only a fraction of the people who become homeless over the course of a year.

When disaggregated by race, as shown in Chart D-8, the 2019 PIT Count shows that there is a disproportionate representation of Black individuals experiencing homelessness. Those who identify as Black or African American (Hispanic and non-Hispanic) represent 70 percent of Oakland's unhoused population, but only 23 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Oakland residents but less than one percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. However, it is noted that data from HUD does not separately distinguish Hispanic/Latinx as a racial group, so those identifying as Hispanic/Latinx may be counted under any of the other racial groups. When considering ethnicity alone, Hispanic/Latinx individuals made up 13 percent of Oakland's homeless population and 17 percent of Alameda County's homeless population, while 27 percent of Oaklanders identify as Hispanic/Latinx (of any race).

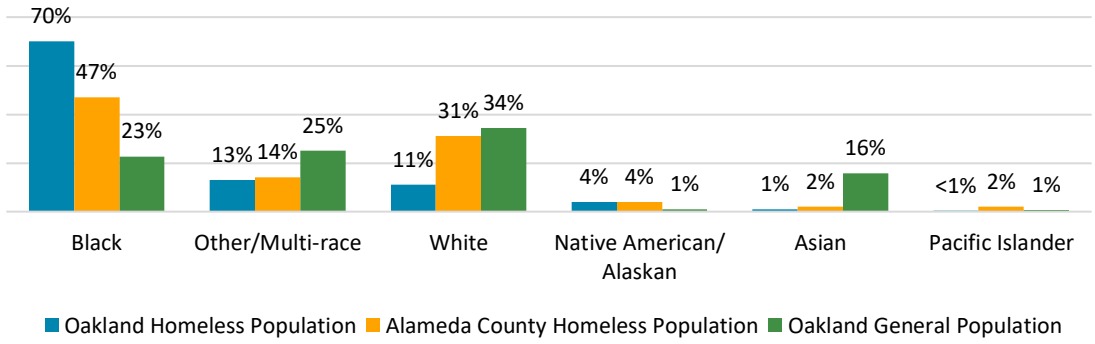


Chart D-8: Point-in-Time Count of the Homeless Population in Oakland, 2019 by Race

Note: Because Hispanic/Latinx origin is tracked as an ethnicity rather than a racial group, data shown above may include Hispanic/Latinx populations.

[17] Due to this method, community advocates and local datasets often have a more comprehensive, better understanding of the unhoused population and describe higher numbers of unhoused people than what is reported in PIT Counts.

Source: City of Oakland Homeless Count & Survey Comprehensive Report Applied Survey Research Housing Instability Research Department, 2019; ACS 5-Year Estimates, 2019

The increase in homeless residents over the past five years has resulted in a significant rise in the number of homeless encampments; the City estimates that at least 140 encampments are scattered throughout the city.[18] In 2017, the City established the Encampment Management Team (EMT) to address the physical management of homeless encampments and establish criteria for determining the types of interventions to undertake at encampments. In April 2021, the City of Oakland Office of the City Auditor conducted a performance audit of the City's homeless encampment management interventions and activities, including activities by the EMT. This report highlighted the need to establish and fund a formal encampment management program to implement an effective management system for the City's new encampment policy passed in October 2020.

A substantial proportion of the homeless population in Oakland includes formerly incarcerated individuals. According to the City's updated Permanent Access to Housing (PATH) framework, systemic barriers often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities. Additionally, the longer one is homeless the worse one's health becomes, the more likely family and friendship networks are frayed, and the harder it becomes to obtain, maintain, and sustain stable housing.

In addition to the barriers associated with returning home from incarceration, other main drivers of homelessness in Oakland include:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20% of Area Median Income (AMI)
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

The PATH Framework organizes strategies to address homelessness under three major themes:

- Prevention strategies to keep people from becoming homeless;
- Emergency strategies to shelter and rehouse households and improve health and safety on the street and;
- Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of

[18] City of Oakland, Homelessness Services Report, March 18, 2021, https://oakland.legistar.com/View.ashx?M=F&ID=9256071&GUID=9ED0688A-A876-4DEF-9EC1-F426269363F0.

permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. These actions are described in the Housing Action Plan.

D.6 Summary and Conclusions

State law requires that jurisdictions identify fair housing issues and their contributing factors and assign a priority level for each factor. Further, each jurisdiction must identify specific goals and actions it will take to reduce the severity of fair housing issues within it. Goals, actions, and priorities related to affirmatively furthering fair housing can be found in the Housing Plan of this Housing Element. Oakland will also continue to implement its 2015 goals described in the 2020 AI.

Based on the findings of this assessment and the 2020 AI, Table D-9 presents a summary of existing fair issues, their contributing factors, and their priority level, as well as actions to take. Contributing factors with a high priority level are those that the City can directly address, while medium factors are either those that are longer term problems the City is working on or otherwise has limited ability to address.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
Fair Housing Outreach and Enforcement	Lack of outreach and enforcement from both the private (nonprofit) and public sector	High	The City should continue to maintain adequate staffing levels to carry out the mandate to affirmatively further fair housing. The City should also increase residents' awareness of nonprofit fair housing service providers.
	Lack of resources for fair housing agencies and organizations	Medium	Continue to apply for grants to fund fair housing agencies and seek more grant opportunities if possible.
	Lack of federal, State, and local funding for affordable housing	Medium	Apply for more grants to fund affordable housing.

Segregation	Affordable housing is limited by location and housing type	High	Provide mobility counseling and recruit landlords to help Housing Choice Voucher holders find housing options in resource-rich neighborhoods. Increase voucher payment standards in resource-rich neighborhoods and enact source of income laws that prohibit owners from refusing to rent to Housing Choice Voucher holders. Increase affordable housing in high-resource areas where it is lacking. This may require the City to purchase land or partner with developers in order to develop mixed-income housing. Eliminate single family zoning to ensure there are no restrictions on housing type.
	Concentration of low-income households and presence of Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)	Medium	Lower-income households and individuals living below the poverty line are concentrated in specific parts of the city. Many of these same tracts have been identified as R/ECAPS. The City should invest in R/ECAPs and other historically disinvested communities using place-based strategies. The City should identify properties in resource-rich and gentrifying neighborhoods that could be preserved as affordable housing with project-based vouchers. Finally, the City should ensure publicly-assisted housing is well-distributed in transit-accessible locations throughout the City.
Housing Discrimination	Refusal to rent based on disability status or voucher use	Medium	Housing Choice Voucher holders and those with disabilities have reported difficulty in finding appropriate-sized units that will accept their voucher. Fair housing enforcement must be increased. Unfortunately lack of funding for fair housing enforcement continues to perpetuate this problem. Another option would be to incentivize landlords to accept vouchers.

	Loan denial rates are generally higher for BIPOC individuals	Medium	While the City has limited control over the approval of home loans, it should continue and expand its workshop offerings with prospective low-income homebuyers and homebuyers of color.
Disability and Access	Difficult to find rental housing that is accessible	High	Review development standards for accessible housing and inclusionary policies for accessible housing units; recommend appropriate amendments. Encourage affordable accessible housing when reviewing development applications for new housing.
Limited Access to Opportunity	Racial/ethnic disparities in access to jobs, low-poverty neighborhoods and quality education exist and these disparities are compounded for those living in poverty	Medium	The City must focus investments in neighborhoods considered “Low Resource” and “High Segregation and Poverty” by the State HCD/TCAC Opportunity Maps. These neighborhoods have high concentrations of BIPOC populations. Despite being considered “Low Resource”, these neighborhoods are culturally rich with strong communities; investing in them will allow residents to remain in place while improving economic and educational outcomes. A lot of fair housing capacity is concentrated in these neighborhoods and the City should take advantage of its partnerships with fair housing providers who serve these neighborhoods.
	Lack of public and private investments in specific neighborhoods	Medium	Most tracts in Oakland are considered low resource, and most moderate and higher resource tracts are those that are in the stages of gentrification or exclusivity (i.e. have benefited from investment and working class people have been excluded or displaced). Disparities in access to economic and educational opportunity is most salient. OUSD should invest more strongly in historically underfunded schools, rather than solely relying on lottery-based placement strategies to fix educational imbalances. In tandem, the City must pursue place-based strategies to encourage community revitalization in lower income neighborhoods. These strategies should include production of new affordable housing, preservation of existing

			affordable housing, and stronger protection from displacement. While making it possible to move to high-opportunity areas is one strategy, that must be complemented with strategies that enhance opportunity and housing security where lower income people already live, including neighborhoods that are under significant gentrification pressure.
Disproportionate Housing Needs and Displacement Risk	High rates of cost burden for renters and BIPOC individuals, especially Black and Hispanic/Latinx populations	Medium	Provide financial assistance for security deposit and prepaid rent, which can be obstacles for low-income households and people experiencing homelessness. This could be a grant paid directly to a landlord of a low-or no-interest loan funded by federal block grant programs like the Community Development Block Grant, HOME, or Emergency Solutions Grant program.
	Homelessness crisis	Medium	The City must implement the updated PATH framework and focus on securing permanent housing for residents who are currently unhoused. However, current resources are insufficient: the City needs to expand revenues dedicated to this issue and engage the government and the private sector at every level in this effort.
	Prevalence of sensitive communities	Medium	Most of Oakland is considered vulnerable to displacement pressures. The City should implement affordable housing preservation and renter protection strategies, especially in neighborhoods with majority BIPOC populations, long histories of disinvestment and a high risk of renter vulnerability. To reduce housing demand, which may in turn reduce displacement risk, the City should encourage the development of new affordable projects throughout the city.

Appendix E. Housing Resources and Opportunities

This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

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E.1 Financial Resources

There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and use of funds, a variety of funding sources may be required. Three primary funding sources for housing currently used in Oakland include Oakland Housing Authority Funds, the Affordable Housing Trust Fund, and City Community Development Block Grant (CDBG) funds. These sources could potentially be used to assist in the support and development of affordable housing. A summary of allocated and projected funding toward affordable housing needs, as administered by the City's Department of Housing and Community Development (Oakland HCD), is provided in Table E-1 below.

Table E-1: Allocated and Projected Oakland HCD Sources by Fiscal Year

	Actual Allocations						*Projected Allocations*
Source	*FY2018*	*FY2019*	*FY2020*	*FY2021*	*FY2022*	*FY2023*	*FY2024*
Affordable Housing Impact Fee	$4,894,717	$0	$4,968,500	$4,132,563	$7,644,567	$1,202,605	$3,807,000
Jobs Housing Impact Fee	$2,463,804	$0	$0	$5,273,519	$3,382,198	$2,714,524	$2,211,000
Boomerang	$0	$92,225	$3,780,704	$5,182,725	$4,340,648	$6,826,142	$3,370,000
Low-Mod Income Housing Asset Fund	$0	$4,292,982	$3,074,957	$0	$0	$0	$1,228,000
HOME	$0	$440,253	$5,485,152	$2,642,594	$2,642,594	$2,642,594	$2,309,000
HOME-ARP	$0	$0	$0	$0	$9,627,050	$0	$0
Excess Redevelopment Bond	$9,000,000	$0	$0	$4,350,000	$3,900,000	$0	$0
Measure KK	$55,000,000	$45,000,000	$0	$0	$0	$0	$0
CalHome	$0	$0	$78,220	$3,000,000	$0	$0	$0
Local Housing Trust Fund	$0	$0	$0	$0	$5,000,000	$0	$0
Total Sources	$71,358,521	$49,825,460	$17,387,533	$24,581,401	$36,537,057	$12,818,865	$12,925,000

Source: City of Oakland, Department of Housing and Community Development, 2021-2023 Strategic Action Plan

OAKLAND HOUSING AUTHORITY FUNDS

The Oakland Housing Authority (OHA) provides assistance through the use of federal, State and local funds, to partner with developers to create and preserve affordable housing in the City of Oakland. As one of the housing authorities participating in the Department of Housing & Urban Development's (HUD) Moving to Work (MTW) Demonstration Program, OHA works with community partners and stakeholders to develop and implement innovative solutions to the persistent issues of access to quality affordable housing. The OHA owns and operates public housing and administers the Project-Based Section 8 Voucher Program (PBV). Projects assisted by the OHA include multifamily, senior, and for-sale housing. Projects assisted by the OHA are available in Table E-2 below.

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. During Fiscal Year 2023, OHA projects to spend approximately $16 million of its reserves on capital projects. Approximately, $2 million will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure, and rehabilitation of unit interiors. OHA plans to allocate approximately $15 million in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland. In 2021, Oakland acquired and rehabilitated 85 units of housing using Homekey funds. In addition, OHA will invest $25 million in the acquisition and development of properties in the development pipeline.

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
MTW Public Housing		
Campbell Village	Large Family Sites	154
Lockwood Gardens	Large Family Sites	372
Peralta Villa	Large Family Sites	390
Harrison Towers	Designated Senior Sites	101
Adel Court	Designated Senior Sites	30
Palo Vista Gardens	Designated Senior Sites	100
Liden Court	Hope VI Sites	38
Mandela Gateway	Hope VI Sites	46
Chestnut Court	Hope VI Sites	45
Foothill Family Apts.	Hope VI Sites	21
Lion Creek Crossings Phase 1	Hope VI Sites	45
Lion Creek Crossings Phase 2	Hope VI Sites	54
Lion Creek Crossings Phase 3	Hope VI Sites	37
Lion Creek Crossings Phase 4	Hope VI Sites	21
Voucher Program		
General MTW HCV	MTW	13,107
VASH	Non-MTW	526
Section 8 Mod Rehab	Non-MTW	143

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
Section 8 Mainstream	Non-MTW	212
FUP	Non-MTW	99
NED	Non-MTW	85
Tenant Protection Vouchers	Non-MTW	141
Shelter plus Care (S+C)	Non-MTW	331

Source: Oakland Housing Authority, August 2021

OHA Funds and other grant funds will be used in a variety of ways to facilitate the development and preservation of affordable housing. The City recognizes that the development of affordable housing cannot be accomplished through the efforts of the City alone. Partnerships must be developed with other private and governmental funding agencies, as well as with private for-profit and non-profit housing developers.

OHA continues to develop affordable housing to expand opportunities for families in need. Current projects and initiatives include:

- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, is developing 465 units of affordable housing for low-income families, seniors, and formerly homeless individuals as part of the Brooklyn Basin master planned community. In FY 2022 OHA expects Phase 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs), to complete construction and lease up. Phase 4 (Foon Lok East) is projected to close on all construction financing and start construction in the fourth quarter of FY 2022. This last phase adds 124 units (61 with PBVs) for families and formerly homeless individuals, and will complete the project.

- 285 12th Street – OHA, in partnership with the East Bay Asian Local Development Corporation (EBALDC), will newly construct 65 affordable units for extremely- and very-low-income families and special needs populations (16 units assisted with PBVs), and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations.

- Lake Park – OHA, in partnership with EAH Housing, will newly construct 53 affordable apartments for extremely- and very-low-income families and formerly homeless veterans (14 assisted with VASH vouchers). The site is the former Kwik-Way Drive Inn in the Grand Lake neighborhood of Oakland near Lake Merritt as well as an abundance of grocery and other neighborhood-serving retail and restaurants.

- Mandela Station – OHA has entered into an Exclusive Negotiating Agreement with MacFarlane Partners and SUDA in FY 2022 to newly construct 240 units for very-low-income families and approximately 16,000 square feet of commercial space in West Oakland. The site is currently owned by BART and is an integral part of a new master planned community that will include approximately 700 units as well as commercial office and life science space.

- Oak Grove North and South Apartments – OHA expects to complete the substantial rehabilitation of Oak Grove in FY 2022, a former public housing property comprised of 151 apartments for very-low-income seniors in two scattered sites in Downtown Oakland (all

units will be assisted with PBVs except for the two resident manager units). Oak Grove was approved for disposition by HUD under Section 18 of the Act (42 U.S.C. 1437) on July 5, 2018.

- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and/or create new housing opportunities.

- Reposition Current Assets – OHA will seek opportunities to reposition underutilized real estate in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland's need for additional permanent affordable housing.

- Buyouts – OHA will exercise its option to purchase affordable housing developments in order to preserve affordable housing. During the FY 2022, OHA plans to pursue this option for Lion Creek Crossing Phases 1 and 2 and Mandela Gateway.

- Repurpose – OHA may use interagency partnerships to repurpose underutilized properties to meet Oakland's need for additional affordable housing.

AFFORDABLE HOUSING TRUST FUND

The Affordable Housing Trust Fund is the primary local source of ongoing funding to increase, improve, and preserve the supply of affordable housing in Oakland. Through the Trust Fund, fee revenue leverages other federal, State, and county funding sources to produce more affordable units. City funds are intended to partially fill the gap between development costs and funding available from other private and public sources; this local funding commitment is often critical to securing additional gap funding for these projects.

The Trust Fund receives its revenues from the Affordable Housing Impact Fee (AHIF), the Jobs/Housing Impact Fee, and the 25 percent allocation of former redevelopment tax increment funds set aside for affordable housing (i.e., "boomerang funds"). In 2018, the City Council amended these boomerang funds to also be used towards anti-displacement and homeless prevention services. Funds from the Affordable Housing Trust Fund are awarded on a competitive basis to project developers responding to a Notice of Funding Availability (NOFA) issued by the City's Housing and Community Development Department (City HCD). Requests for City funding for the 2020 NOFA ranged from 6 percent to 34 percent of total development costs, averaging 13 percent of costs.

The AHIF account had a fund balance of $17,519,186 as of June 30, 2021. This amount includes AHIF revenue received as well as accrued interest and investment earnings. A total of $12,933,909 of impact fee funds are committed to six multifamily rental projects in various stages of pre-development, construction, and completion (see Table E-3 below). The projects will provide a total of 369 housing units affordable to extremely-low-, very-low-, and low-income households; some units are set aside for homeless and special needs households. After accounting for funds committed, $4,585,277 of the June 30, 2021 fund balance remains uncommitted. A five-year review of the AHIF has concluded that the maximum legal fee is greater than the current adopted fee across all land uses.[1]

[1] https://cao-94612.s3.amazonaws.com/documents/Task-1.A-Hausrath-FINAL-12232021-Afford-Hsg-Impact-Fee-Five-Year-Review.pdf

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
Pre-Development				
Friendship Senior Rental Housing	Senior Rental	48	$2,235,000 ($1,885,000 in FY 2019-2020, and $350,000 in FY 2020-2021)	*City funds*: Jobs/Housing Impact Fee, HOME (Home Investment Partnerships Program: locally administered federal funds), Other City funds (non-impact fee) *State funds*: Multifamily Housing Program, No Place Like Home, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
West Grand & Brush Phase I	Multifamily Rental	59	$3,965,000	*City funds*: Jobs/Housing Impact Fee, Measure KK Affordable Housing and Infrastructure Bond, Low-Moderate Income Housing Asset Fund *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Infill Infrastructure Grant, Multifamily Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program
Longfellow Corner	Multifamily Rental	77	$3,264,000 ($1,024,500 in FY 2019-2020 and $2,239,500 in FY 2020-2021)	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *State funds*: Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
7th & Campbell	Special Needs Rental	79	$460,192	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Transit Oriented Development Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources
Under Construction				

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
95th Avenue & International Boulevard	Multifamily Rental	55	$1,409,717	*City funds*: Jobs/Housing Impact Fee, Boomerang, HOME (Home Investment Partnerships Program: locally administered federal funds), Low-Moderate Income Housing Asset Fund, Redevelopment Successor Agency and Economic and Workforce Development (combination of excess bond funds and land contribution) *State funds*: Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
Completed/Closeout Underway				
Oak Hill Apartments (NOVA)	Chronically Homeless Rental	57	$1,600,000	*County funds*: Alameda County Measure A1 Housing Bond *State funds*: Low Income Housing Tax Credit *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources

Source: Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021; City of Oakland, Impact Fee Annual Report, December 24, 2021

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Through the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities. Oakland is expected to receive $7,750,367 as part of its annual allocation from the CDBG during 2021-2022 program year—per the 2021-2022 Annual Action Plan—in addition funds from program income and prior year resources, totaling about $10.9 million in funding. The City expects to have at least $22.9 million in available CDBG funding throughout the Consolidated Plan period (2020/2021 to 2024/2025). The CDBG funds are utilized to fund activities that include administration, public services, housing, economic development, and other activities benefiting low- to moderate-income households and communities. Specific projects financed by the CDBG include minor and emergency home repair programs, first time homebuyers program, supportive housing for seniors and special needs residents, anti-displacement measures, homelessness prevention and support, blighted property clean up, youth services, capital improvements, and expansion and preservation of the affordable housing supply. Program funds may also be used to complete required and approved housing rehabilitation construction repair activities and addressing lead-based paint hazards and includes all CDBG eligible project-related soft costs, including but not limited to, hazardous materials testing fees, title fees, and document recordation fees. Per the City's Draft 2020/2021 Consolidated Annual Performance and Evaluation Report (CAPER), through a combination of funding sources (including CDBG funds) the City acquired seven sites for conversion/rehabilitation of 269 affordable housing units, completed construction and rehabilitation for 428 units, and started new construction of 323 units of affordable housing. Through a competitive process, the City also committed funding for another 448 units, providing the critical funding commitments that will build up the pipeline of affordable housing over the next several years. A summary of the geographic distribution of CDBG and other federal funding per the Draft 2020/2021 CAPER is provided in Table E-4 below.

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
CDBG	$11,708,236	Council District 1	1.35%	Housing, Housing Services, Homeless Services & Facilities, Public Facilities, Economic Development, Youth & Senior Services, Housing Rehabilitation, Relocation, and Anti-Displacement
		Council District 2	2.19%	
		Council District 3	3.47%	
		Council District 4	1.53%	
		Council District 5	3.56%	
		Council District 6	3.62%	
		Council District 7	2.59%	
		Citywide	81.14%	
Home Investment	$3,173,979	Citywide	100.0%	Affordable Housing

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
Partnerships Program (HOME)				
HUD's Opportunities for Persons with AIDS (HOPWA)	$3,078,240	Citywide	100.0%	HIV/AIDS Housing and Services
Emergency Solutions Grants (ESG)	$660,016	Citywide	100.0%	Homeless, Rapid Rehousing, Shelter, Outreach
CDBG-CV	$4,532,841 (CDBG-CV) $3,712,594 (CDBG-CV3)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for low- to moderate-income residents of Oakland
HOPWA-CV	$447,972	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for persons living with HIV/AIDS
ESG-CV	$2,275,917 (ESG-CV) $19,288,175 (ESG-CV2)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for the unhoused

1. Programs with a "-CV" suffix refer to federal Coronavirus Aid Relief & Economic Security (CARES) Act programs designed to respond to the COVID-19 pandemic.

Source: City of Oakland, Department of Housing and Community Development, Draft Consolidated Annual Performance and Evaluation Report, 2020-2021

OTHER SOURCES OF FUNDING

Another source of housing assistance in the City of Oakland is through the Alameda County Community Development Agency (CDA). The Housing and Community Development Department of the CDA maintains and expands housing opportunities for low- and moderate-income persons and families in the county by preserving and rehabilitating the county's housing stock, expanding the supply of affordable housing for renters and first-time homebuyers, serving the needs of the homeless community, improving public infrastructure, and constructing neighborhood-serving facilities. The CDA's specific accomplishments from the 2018-2019 year include:

- Provision of public services or safety net services – 5,033 clients served
- Provision of housing counselling – 130 clients served
- Economic development and job training – 88 clients served

- Provision of services to homeless individuals
    - 7,160 beds provided
    - 21,540 meals served
- Affordable housing preservation – 29 units renovated

Further, the Alameda County CDA funds the provision of affordable housing through administering affordable housing bonds. In November 2016, Alameda County voters approved the Affordable Housing Bond Measure A1. This measure issued $580,000,000 in bonds for affordable local housing to the county. The Alameda County Affordable Housing Bond Measure A1 by the City Rental Housing Development Fund allocated a base of $49,300,000 to Oakland. As of August 2021, no funds from the City's project balance remain available. In Oakland, the Bond Measure A-1 funds supported the construction of 16 rental projects to develop 874 affordable housing units.

Bond Measure KK was also approved in November 2016 and provides loans for acquisition-related and rehabilitation costs associated with developing, protecting, and preserving long term affordable housing throughout the city. The $3,000,000 in funds are available to a number of borrowers, including affordable housing developers and community land trusts. The program is limited to buildings with one to four units.

The California Department of Housing and Community Development (State HCD) administered Home Investment Partnerships Program (HOME) is also another source of funding in Oakland. HOME funds are used to preserve and improve existing housing through the Owner-Occupied Rehabilitation (OOR) Program. In 2018, the City of Oakland received $3,042,249 in a HOME program grant award from the State HCD. HOME activities will continue to leverage Affordable Housing Trust Fund HOME dollars. The City has received this funding in the past and will continue to seek new HOME Investment Partnership Program funding.

Another key source of funding affordable housing within the City is HUD's Opportunities for Persons with AIDS (HOPWA) program. HOPWA provides formula allocations and competitively awarded grants to eligible states, cities, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. In 2018, the City of Oakland received $2,835,545 in a HOPWA program grant award from HUD. HOPWA activities will include support services, outreach and information and referral, housing, and housing development in Alameda and Contra Costa Counties for persons living with AIDS and their families.

In addition, the City of Oakland received $628,532 from HUD's Emergency Solutions Grants (ESG) program in 2018. The ESG program provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The City's ESG activities will support the Permanent Access To Housing (PATH) Strategy; providing rapid rehousing, shelter, and outreach services; and Homeless Management Information System (HMIS) activities.

In November 2018, Oakland voters approved Measure W, the Oakland Vacant Property Tax (VPT). The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property for 20 years. A property is considered "vacant" if it is in use less than 50 days in a calendar year, subject to certain exemptions.

In its first year, the VPT brought in approximately $5,600,000. The City has established that revenue from the VPT will be used to fund homelessness programs and services, affordable housing, code enforcement, and clean up of blighted properties and illegal dumping.

Table E-5 provides a non-exhaustive list of additional potential funding sources that are available for housing activities and community development activities. Resources are divided into four categories: federal, State, county, City, and private.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Federal Programs	
Community Development Block Grant (CDBG)	HUD-provided annual grant program for housing and community development activities.
Housing Opportunities for Persons with AIDS (HOPWA)	HUD-provided grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families
Housing Choice Voucher (Section 8) Program	Rental vouchers administered by local public housing agencies and funded by HUD. The vouchers can be used by lower-income families in any eligible housing unit, including private market rate units.
Section 811 Supportive Housing for Persons with Disabilities	HUD-provided funding to non-profit developers of rental housing with the availability of supportive services for very-low- and extremely-low-income adults with disabilities.
Federal Housing Administration (FHA) Mortgage Insurance Origination	HUD-administered programs to insure mortgages for various types of housing, including Section 207 Rental Housing, Section 207 Manufactured Home Parks, Section 231 Cooperative Units, Section 220 Rental Housing for Urban Renewal and Concentrated Development Areas, Section 221(d)(4) New Construction or Substantial Rehabilitation of Rental Housing, Section 207/223(f) Purchase or Refinancing of Existing Multifamily Housing Projects, Section 223(a)(7) Refinancing of Existing Multifamily Rental Housing, Section 231 Rental Housing for the Elderly, Section 234(d) Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects, Section 241(a) Supplemental Loan Insurance for Multifamily Rental Housing, Section 542(b) Qualified Participating Entities Risk-Sharing Program, Section 542(c) Housing Finance Agency Risk-Sharing Program, Section 232 and Section 232/223(f) Mortgage Insurance for Nursing Homes, Intermediate Care, Board & Care and Assisted-living facilities.
Low Income Housing Tax Credit (LIHTC)	Established in 1986, the LIHTC program makes tax credits available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing. The program is able to finance the construction and rehabilitation of low-income housing by providing sufficient incentive to private developers and investors.
State Programs	
Home Investment Partnerships (HOME) Funds	State HCD-administered program that uses HUD funding to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low- and very-low-income households. Funds are available in California communities that do not receive HOME funding directly from HUD.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
SB2 Planning Grants	In 2017, Governor Brown signed the Building Homes and Jobs Act (SB2) to provide funding and technical assistance to local governments in California to streamline housing approvals and accelerate housing production.
Affordable Housing and Sustainable Communities (AHSC)	AHSC funds projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available annually in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas.
CalHome	Grants to enable very-low- and low-income households to become or remain homeowners. The City must apply for funds through State HCD in response to periodic Notices of Funding Availability (NOFAs).
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at-risk of homelessness.
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF was seeded with $23 million from the HCD's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
Homekey	Homekey provides grants to local to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
Housing for a Healthy California (HHC)	HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans.
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very-low- and low-income households.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households. However, there is little to no need for farmworker housing in Oakland.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program assist cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as downpayment assistance to first-time homebuyers.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic NOFA.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
No Place Like Home (NPLH)	NPLH dedicates up to $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness.
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding to local governments to implement plans to increase the affordable housing stock through both formula grants and competitive grants.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans available for preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA.
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Applications are accepted in response to a periodic NOFA.
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP provides long-term loans to for-profit, non-profit and public agencies to develop or preserve rental housing for very-low- and low-income veterans and their families.
California Tax Credit Allocation Committee (TCAC) State Tax Credits	TCAC facilitates the investment of private capital into the development of affordable rental housing for low-income Californians through State and federal tax credits. Tax credits are available to both individuals and corporations. The tax credits are sold to individuals or corporations with a high tax liability and the proceeds from the sale are used to create affordable housing.
California Housing Finance Agency (CalHFA) Multifamily Programs	CalHFA provides a variety of loan programs for different project types and income levels. Permanent Loan Programs include competitive long-term financing for affordable multifamily rental housing projects, where the Agency must be the Bond Issuer. CalHFA also offers the Conduit Issuer Program, which facilitates access to tax-exempt and taxable bonds by developers seeking financing for eligible projects that provide affordable multifamily rental housing, which can be used when another lender is involved. CalHFA offers the Bond Recycling Program to preserve and recycle prior years tax-exempt private activity bond volume cap to be accessed by developers that seek construction/rehabilitation financing for eligible projects that provide affordable multifamily rental housing.
California Housing Finance Agency (CalHFA) Loan Programs	CalHFA provides a number of loan programs, including First Mortgage Programs and the Down Payment Assistance Program. The First Mortgage Programs include both government and conventional loans, while the Down Payment Assistance Program provides several options for down payment and closing cost assistance.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Independent Cities Lease Finance Authority (ICFA)	Oakland is an associate member of the ICFA which provides down payment and/or closing cost assistance and assists qualified nonprofit organizations to acquire and manage multi-family housing communities, including manufactured home parks.
County Programs	
Alameda County Community Development Agency (CDA) Programs	Alameda County CDA offers a variety of programs targeted towards homeowners, potential homebuyers, low-income renters, and those experiencing homelessness. This includes public services, home and neighborhood repair and rehabilitation programs, rental assistance, supportive housing, public housing, and funding for homeless services.
City Programs	
Access Improvement Program	Provides grants for accessibility modifications for both rental and owner-occupied properties. The property must be located in one of the seven Community Development Districts.
Emergency Home Repair	Provides loans for major home repairs that require immediate attention due to a citation issued by a Fire Marshall, Health Officer or Code Enforcement Officer. Loans are made to low- and moderate-income owner occupants of one-to-four-unit dwellings located in the City of Oakland.
HMIP Deferred Payment Loan	Provides rehabilitation resources to low-income homeowners unable to qualify for conventional mortgage loans. The property needs to be located in one of the seven Community Development Districts.
Lead Safe Housing and Paint Program	Provides free risk assessment for lead hazards and contracted painting services (exterior and limited interior painting) to qualified owner occupied low- and moderate-income households.
Minor Home Repair Program	Provides small grants to low-income senior homeowners or homeowners with a disability who live in one of the seven Community Development Districts. The program is operated under contract with Alameda County.
Neighborhood Housing Revitalization Program	Provides financial assistance to owners of vacant and blighted residential properties with one-to-four units or single-family dwellings that are in need of repair to correct code violations and to eliminate safety and health hazards.
Rental Rehabilitation Program	Provides rehabilitation financing for privately owned residential properties. The maximum loan amount will be 50% of the construction costs. The maximum loan amount will be determined after a needs assessment is completed. Loan interest rates will be linked to the market. Affordability requirements will be set to balance anti-displacement interests with property owner's incentives to participate in this rental unit improvement program.
Residential Receivership Program	Not yet under way, this program is designed to facilitate the rehabilitation of vacant and/or blighted substandard properties. A third party "receiver" is appointed by the courts to obtain the financing and to provide design construction services necessary to rehabilitate blighted properties throughout the City of Oakland.
Weatherization and Energy Retrofit Loan Program	Provides loans to owner-occupied low- and moderate-income households to provide weatherization and baseline energy efficiency upgrades.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Mortgage Assistance Program (MAP) for First Time Homebuyers	This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available. This program provides deferred interest loans of up to $75,000 to low-income, owner-occupant, first time homebuyers; and up to $50,000 to moderate-income, owner-occupant, first time homebuyers.
Down Payment Assistance Program (DAP) for Public Safety Officers and Oakland Unified School District Teachers	This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available. Loans will be up to $50,000 to sworn police and fire services officers and Oakland Unified School District teachers, earning incomes that are at or below 120 percent of the median income level.
First Time Homebuyer CalHome Program	A California State grant funded program that provides assistance to first time homebuyer via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds the next time grants become available. City staff will administer loans under this program as program income becomes available.
First-time Homebuyer Shared Appreciation Mortgage (SAM) Program of the Local Housing Trust Fund	A California State grant funded program that provides funds to local jurisdictions that have a local housing trust fund. The program provides assistance to first time homebuyers via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds the next time grants become available. City staff will administer loans under this program as program income becomes available.
Community Buying Program	A program designed to transform abandoned and/or foreclosed properties into new affordable ownership or rental housing.
Foreclosed Properties Blight Abatement	Enforce proactive maintenance requirements on lenders of foreclosed properties and City registration requirements.
Home Preservation Loan Program	Provide up to $50,000 in forgivable loan funds for distressed homeowners.
Investor-Owned Properties Program	Enforce City ordinance requiring investors who purchase properties with foreclosure history to register and allow for City interior inspection to address habitability issues.
ROOT Loan Fund (Neighborhood Stabilization Program (NSP) Program Income)	A foreclosure mitigation pilot loan program that provides assistance to eligible homeowners to preserve ownership of homes in foreclosure.
Affordable Housing New Construction and Substantial Rehabilitation Program	Provides funds to entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of low- and moderate-income housing. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units.
Affordable Housing Rehabilitation and Preservation	Provides funds to facilitate emergency repairs and capital improvements to strengthen the financial and physical condition of existing affordable rental housing regulated by the City of Oakland.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Predevelopment Loan Program	Provides predevelopment loans to non-profit housing developers. These funds can be used to prepare applications for project financing. At least 40 percent of the units need to be earmarked for low-income persons.
Code enforcement relocation Program	Provides assistance to tenants mandated to move due to City enforcement of housing and building code problems.
HEARTH Emergency Solutions Grant Program	Provides housing services that lead to permanent access to housing (rapid rehousing services, homelessness prevention, support services in housing, outreach, shelter, and housing resources).
Matilda Cleveland Transitional Housing Program	Provides temporary housing for homeless families attempting to stabilize their lives in order to help them obtain permanent housing. Approximately fifteen families can be assisted at this transitional facility.
Supportive Housing Program/Homeless Families Support Network	Provides a continuum of services, shelter and transitional housing (54 units) to assist homeless families.
Transitional Housing Program	Provides temporary housing (9-12 families) for homeless families attempting to stabilize their lives in order to obtain permanent housing.
Oakland Homeless Youth Collaborative	Provides 24-29 transitional housing beds for homeless youth.
East Oakland Community Project/Crossroads	Provides temporary shelter in a state-of-the-art emergency shelter facility with 125 beds and comprehensive support services for homeless people.
Homeless Facilities Construction and/or Rehabilitation	Provides funding for construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.
Door-to-Door Foreclosure Prevention Outreach	Door-to-door outreach on foreclosure prevention and other housing assistance services.
Foreclosure Counseling and Prevention	Provides housing counseling and legal services for homeowners in foreclosure.
Housing Assistance Center	Provides one-stop housing services and referrals, including accessing affordable housing and homeless shelter placements.
Pre- and Post- Purchase Counseling	Provide informational mailings, outreach and counseling services to first-time and re-entry homebuyers, as well as homeowners facing possible foreclosure.
Rental Assistance Fund	Provide up to $5,000 in rental assistance grants to distressed tenants.
Private Resources/Financing Programs	
Federal National Mortgage Association (Fannie Mae)	A government-sponsored enterprise that provides a reliable source of affordable mortgage financing nationwide. Fannie Mae purchases mortgages from lenders and facilitates the flow of capital into the housing market.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that operates in the secondary mortgage market to ensure a reliable and affordable supply of mortgage funds.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi- family rental housing. Non-profit and for-profit developers contact member banks.
Federal Home Loan Bank (FHLB) Affordable Housing Program	Direct subsidies to non-profit developers, for-profit developers and public agencies for affordable low-income ownership and rental projects.
Community Reinvestment Act (CRA)	Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. This includes meeting the needs of borrowers in all segments of the communities, including low- and moderate-income neighborhoods.

E.2 Administrative Resources

The provision of affordable housing in any community requires both financial resources as well as administrative resources. Housing programs require that a number of entities work together in partnership to bring the necessary resources together to provide for affordable housing. Provided below is a brief discussion of some of the administrative resources that the City has available to provide for housing programs.

Affordable housing development projects within Oakland are directly funded and asset managed by the City's Housing & Community Development Department (Oakland HCD). Oakland HCD also administers the City's federal allocations of CDBG, HOME, and HOPWA, as well as oversight of the Rental Adjustment Program (RAP). Through the coordinated effort of these divisions, the needs for affordable housing are assessed and planned for, proposed developments are regulated in accordance with the City's planning and zoning codes, and funding is available through the City's annual Notice of Funding Availability (NOFA). For-profit and non-profit housing developers are valuable resource partners in the development of affordable housing. The City has successfully worked with housing developers to complete affordable housing projects; since 1998 the City has funded the development of over 6,000 units of housing.

Note that the Oakland Redevelopment Agency, active from October 10, 1956 to February 1, 2012, managed numerous affordable housing projects and programs within eight active Redevelopment Project Areas in Oakland. With the dissolution of the Oakland Redevelopment Agency along with all statewide Redevelopment Agencies, the new Redevelopment Successor Agency, housing within the Public/Private Development Division of Economic and Workforce Development (EWD), was created to wind down and complete the activities of the former Redevelopment Agency.

The Oakland Housing Authority, a completely separate entity from the City, manages a portfolio of affordable housing units in the city, although most affordable housing units are privately managed by non-profit organizations. The OHA administers the Department of Housing and Urban Development's Section 8 program in Oakland, and also own and oversee the management of hundreds of units of legacy public housing and partner to develop new affordable housing.

E.3 Other Housing Resources and Considerations

PUBLICLY-OWNED AND SURPLUS LAND

The 2023-2031 Housing Element Sites Inventory includes a number of sites owned by a local public entity, including the City, the San Francisco Bay Area Rapid Transit District, and the County of Alameda. Guidance provided by State HCD indicates that sites owned or leased by a city, county, or city and county are generally considered appropriate as "developable" sites, and that non-vacant publicly owned surplus or excess land provide significant opportunities for residential development. Further, State law—including AB 1486 and AB 1255—seeks to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households. It should be noted that not all publicly-owned land is considered surplus land. Pursuant to Government Code section 54221, "surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use.

As of the compilation of this Housing Element (April 2022), based on records from the Alameda County Assessor, the City has identified 2,741 parcels—representing about 24,173.6 acres—within city limits that are publicly-owned (not necessarily all surplus land). While not all of these parcels are currently suitable for housing development, they still represent a significant resource with long-range potential for housing development – depending on the site. The agencies that own these parcels are listed in Table E-6 below.

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
ALAMEDA CO FLOOD CONTROL & WATER CONSERVATION DIST	1	0.1
ALAMEDA CONTRA COSTA TRANSIT DISTRICT	13	33.8
ALAMEDA COUNTY FLOOD CONTROL	129	54.6
ALAMEDA COUNTY HOMELESS ACTION CENTER	1	0.1
ALAMEDA COUNTY JOINT POWERS AUTHORITY	5	3.5
AMERICAN NATIONAL RED CROSS	1	1.0
BAY AREA RAPID TRANSIT DISTRICT	1	1.4
CALIFORNIA AFFORDABLE HOUSING INITIATIVES INC	6	1.8
CITY OAKLAND	44	166.6
CITY OAKLAND HOUSING	8	11.1
CITY OAKLAND HOUSING ETAL	1	2.3
CITY OF EMERYVILLE	5	0.5
CITY OF HAYWARD	1	0.1
CITY OF OAKLAND	1,209	19,720.0
CITY OF OAKLAND & COUNTY OF ALAMEDA	2	111.9
CITY OF OAKLAND COMMUNITY REDEVELOPMENT	1	0.0
CITY OF OAKLAND HOUSING AUTHORITY	5	4.9

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
CITY OF OAKLAND HOUSING AUTHORITY ETAL	2	1.7
CITY OF OAKLAND REDEVELOPMENT	6	9.4
CITY OF OAKLAND REDEVELOPMENT AGENCY	2	3.4
COUNTY ALAMEDA WASTE MANAGEMENT	1	0.2
COUNTY OF ALAMEDA	34	57.4
COUNTY OF ALAMEDA & CITY OF OAKLAND	1	8.9
D W A FED-OAK INC	1	3.3
EAST BAY MUNICIPAL UTILITY DISTRICT	114	449.4
EAST BAY REGIONAL PARK DISTRICT	110	1,158.6
EAST BAY REGIONAL PARKS DISTRICT	1	0.2
HOUSING AUTHORITY OF CITY OF OAKLAND	9	8.2
HOUSING AUTHORITY OF THE CITY OF OAKLAND	321	120.5
LEONA QUARRY GEOLOGIC HAZARD ABATEMENT DISTRICT	6	83.6
NATIONAL RAILROAD PASSENGER CORPORATION	8	19.1
OAKLAND 14TH OFFICE INC	2	0.6
OAKLAND HOUSING AUTHORITY	2	1.0
OAKLAND REDEVELOPMENT SUCCESSOR AGENCY	3	4.0
OAKLAND STATE BUILDING AUTHORITY	10	2.0
OAKLAND TERMINAL RAILWAY 839-1-4G-1-POR 1	1	0.3
OAKLAND UNIFIED SCHOOL DISTRICT	178	501.2
PERALTA COMMUNITY COLLEGE DISTRICT	11	44.2
PERALTA JUNIOR COLLEGE DISTRICT	15	144.9
REDEVELOPMENT AGENCY CITY OF EMERYVILLE	1	0.0
REDEVELOPMENT AGENCY OF THE CITY OF EMERYVILLE	7	1.6
REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND	13	1.5
REGENTS OF THE UNIVERSITY OF CALIFORNIA	17	746.6
REGENTS UNIVERSITY CALIFORNIA	1	1.0
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	103	57.7
SAN FRANCISO BAY AREA RAPID TRANSIT DISTRICT	1	1.8
STATE CALIFORNIA	3	0.6
STATE CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	1.2
STATE CALIFORNIA TRANSPORTATION	1	1.8
STATE OF CALIFORNIA	295	319.4
STATE OF CALIFORNIA & OAKLAND STATE BUILDING AUTHO	1	0.1

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	0.2
STATE OF CALIFORNIA TRANSPORTATION	5	125.2
UNITED STATES OF AMERICA	14	153.4
UNITED STATES POSTAL SERVICE	6	25.9

Source: Alameda County, Assessor Parcel Data, 2021; City of Oakland, 2022

These sites are located in a diverse array of locations throughout the city within various zoning districts and densities for potential residential development. A number of these sites have the potential to accommodate residential development – the 2023-2031 Oakland Housing Sites Inventory includes 115 publicly-owned parcels which have either been declared surplus or have plans to be declared surplus in the near future. Action 3.3.1 and 3.3.4 in the HAP facilitate development on these surplus sites and also will be eligible for CEQA tiering. In accordance with AB 1486 and AB 1255, the City continues to work with local agencies to determine whether there is surplus or excess land that is not necessary for the agency's use and may be identified as "surplus" for reporting to the State HCD and California Department of General Services (DGS) with the intention of connecting developers to potential lands available for housing development affordable to lower-income households. See Table E-7 below for a listing of declared surplus sites in Oakland.

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
20-153-6	1449 Miller Ave	Other	0	Surplus Land	0.28	community cabins
2-101-1	989 Franklin St	Public Facilities		Surplus Land	0.31	LRPMP (Franklin 88 Garage)
2-27-6-9	1260 Martin Luther King Jr Way	Public Facilities		Surplus Land	1.79	LRPMP (City Center West Garage)
25-719-7-1	3050 International Blvd	Other		Surplus Land	0.75	covid testing site
25-720-2-1	1443 Derby Ave	Other	0	Surplus Land	0.21	parking lot
25-773-8-2	2777 Foothill Blvd	Other	0	Surplus Land	0.41	community garden
25-773-8-3	2759 Foothill Blvd	Other	0	Surplus Land	0.11	community garden
2-91-1	1310 Oak St	Public Facilities	0	Surplus Land	0.71	Fire Alarm Bldg
2-97-39	498 11th St	Other		Surplus Land	0.43	LRPMP (T6 site)
2-97-40	498 11th St	Other	0	Excess	0.25	LRPMP (T6 site)
2-97-45	1327 Broadway	Public Facilities		Surplus Land	0.44	LRPMP (City Center Mall)
2-99-4	12th St	Public Facilities		Surplus Land	0.01	LRPMP (City Center Mall)
31-3182-27	5859 Foothill Blvd	Commercial		Surplus Land	1.69	LRPMP (Seminary Point)
32-2084-50	3614 Foothill Blvd	Vacant	0	Surplus Land	0.12	vacant lot
32-2084-51	3600 Foothil Blvd	Vacant	0	Surplus Land	0.24	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
32-2115-37-1	3566 Foothill Blvd	Vacant	0	Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant	0	Surplus Land	0.27	vacant lot
32-2804-50	3614 Foothill Blvd	Vacant		Surplus Land	0.11	vacant lot
32-2804-51	3600 Foothil Blvd	Vacant		Surplus Land	0.24	vacant lot
33-2177-21	3611 E 12th St	Residential	94	Surplus Land	1.41	LRPMP (Fruitvale Transit Village - Casa Arabella)
33-2187-32	3301 San Leandro St	Other		Surplus Land	0.57	LRPMP (La Clinica parking lot)
33-2197-19	3541 E 12th St	Other		Surplus Land	2.01	LRPMP (Fruitvale Transit Village parking lot)
3-49-1-12	Market St	Other	0	Excess	0	LRPMP (sliver)
39-3291-20	6955 Foothill Blvd	Other	0	Surplus Land	1.22	Black Cultural Zone
40-3317-32	7318 International Blvd	Commercial	0	Surplus Land	0.08	parking lot
40-3317-48-13	73rd Ave	Commercial	0	Excess	0.04	parking lot
40-3319-25	Sunshine Ct	Other		Surplus Land	0.07	LRPMP (street)
41-3901-10	66th Ave	Public Facilities	0	Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3901-4	796 66th Ave	Commercial	0	Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-7-3	73rd Ave	Other		Surplus Land	0.06	LRPMP (sliver)

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
41-3901-7-5	700 73rd Ave	Other		Surplus Land	0.77	LRPMP (Amtrak parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities	0	Surplus Land	103.95	Coliseum; NOA issuance complete
41-3901-9	7000 Coliseum Way	Public Facilities	0	Surplus Land	8.52	Oracle Arena; NOA issuance complete
41-4056-4-4	905 66th Ave	Other		Surplus Land	6.3	LRPMP (Cypress Mandela Training Center)
41-4170-1-2	711 71st Ave	Other	0	Surplus Land	1.22	Coliseum City - misc (safe RV parking)
41-4173-1-3	73rd Ave	Vacant	0	Surplus Land	0.32	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant	0	Surplus Land	0.35	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant	0	Surplus Land	0.52	Coliseum City - East (vacant lot)
41-4212-1	Leona Creek Dr	Other		Surplus Land	0.23	LRPMP (Lion Creek)
42-4328-1-16	633 Hegenberger Rd	Other	0	Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant	0	Surplus Land	8.8	Coliseum City - South (Malibu Lot)
4-35-1-2	Magnolia St	Other	0	Excess	0.01	LRPMP (sliver)
4-35-2-7	14th St	Other	0	Excess	0	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other	0	Excess	0.01	LRPMP (sliver)
43A-4644-26	8280 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot
43A-4644-28	8296 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
44-4967-2	9409 International Blvd	Vacant		Surplus Land	0.15	LRPMP (Hill Elmhurst)
44-4967-3	9415 International Blvd	Vacant		Surplus Land	0.12	LRPMP (Hill Elmhurst)
44-4967-4-2	1361 95th Ave	Vacant		Surplus Land	0.07	LRPMP (Hill Elmhurst)
44-4967-4-3	9423 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-5	9431 International Blvd	Vacant		Surplus Land	0.06	LRPMP (Hill Elmhurst)
44-4967-7-1	9437 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-9	95th Ave	Vacant		Surplus Land	0.04	LRPMP (Hill Elmhurst)
44-5014-5	9418 Edes Ave	Vacant	0	Surplus Land	0.4	vacant lot
44-5014-6-3	606 Clara St	Vacant	0	Surplus Land	0.2	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant	0	Surplus Land	0.52	vacant lot
48-5617-10-4	2660 98th Ave	Vacant	0	Surplus Land	0.34	vacant lot
48-5617-9-1	2656 98th Ave	Vacant	0	Surplus Land	0.14	vacant lot
48-6870-2	Barcelona St	Vacant	0	Surplus Land	4.71	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant	0	Surplus Land	0.14	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
48F-7361-11	6226 Moraga Ave	Vacant	0	Surplus Land	0.55	vacant lot
48F-7361-12	6226 Moraga Ave	Other	0	Surplus Land	0.36	historic fire house
5-383-2-2	Myrtle St	Other	0	Excess	0.01	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant	0	Excess	0.04	vacant lot
5-387-15	1608 Chestnut St	Vacant	0	Excess	0.04	vacant lot
74-1339-16	1220 Harbor Bay Pkwy	Other	0	Surplus Land	5.45	Raiders HQ & Training Facility; NOA issuance complete
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other	0	Surplus Land	11.4	Raiders HQ & Training Facility; NOA issuance complete
8-620-9-3	524 16th St	Public Facilities	0	Surplus Land	0.15	parking lot
8-641-8-5	540 17th St	Public Facilities		Surplus Land	1.62	LRPMP (Oakland Ice Center)
8-642-16	1807 Telegraph Ave	Public Facilities		Surplus Land	1.49	LRPMP (Fox Theater)
8-642-18	1800 San Pablo Ave	Public Facilities	0	Surplus Land	1.02	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities	0	Excess	1.66	LRPMP (Telegraph Plaza Garage)
8-668-12	2330 Webster St	Public Facilities		Surplus Land	1.98	LRPMP (Alexan Webster Garage)
8-716-58	1911 Telegraph Ave	Other	0	Surplus Land	1.04	Downtown Oakland Assn

Source: HCD, Annual Progress Reports, 2018-2021

UTILITY AND SERVICE SYSTEMS

Consistent with State law and guidance from the State HCD, all sites included in the Inventory to meet the RHNA have been screened to ensure they have sufficient access to existing or planned water, sewer, and other dry utilities. The capacity of utility and service systems is discussed further in Appendix F. There is sufficient existing and planned capacity to accommodate the regional housing need.

Appendix F: Housing Constraints

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State law requires an analysis of governmental and non-governmental constraints to Oakland meeting its housing needs. Governmental constraints can include zoning regulations, development standards, fees, and processing and permitting times, among others. Non-governmental constraints can include infrastructure, environmental, and market challenges. This appendix provides an assessment of these constraints as required by law and provides context on relevant local efforts to remove governmental constraints. The Housing Action Plan contained in Chapter 4 provides strategies the City will take to remove identified constraints.

Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity, and the availability of concessions for market rate housing and community perception that these concessions limit the encouragement of affordable housing development. Both market rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, and the high cost of land, materials, and labor in Oakland.

F.1 Governmental Constraints

While government regulations are intended to guide development in a community and ensure quality housing, they may also contribute to delays or increased development costs with negative impacts on housing affordability and availability. The following section assesses constraints imposed by governmental regulation on residential development, including those imposed by the current General Plan, specific plans, and the Municipal Code. Feedback received during community outreach highlighted the following controversial issues as governmental constraints impacting the development of housing:

- A lack of local and State funding to support the development of affordable housing. During outreach, community members expressed frustration with a perceived lack of political appetite to spend local money on affordable housing;
- A lack of clarity on available permit streamlining processes as well as how affordable housing is prioritized;
- The lack of City staff capacity as a major cost driver for all housing developments, including affordable and market rate projects; and
- An abundance of concessions for market rate projects and community perception that these concessions have led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Funding for Affordable Housing Development

Sources of funding for affordable housing development, including those at the local, State, and federal levels, are severely limited. Recent State efforts to increase the availability of funding, including the $1.75 billion California Housing Accelerator fund and expanded Homekey funding, will provide only limited support for affordable housing development over the upcoming planning cycle. Moreover, popular funding mechanisms, such the California Tax Credit Allocation Committee's (TCAC) competitive tax credit applications, disadvantage cities like Oakland, where the majority of area is considered "low resource."

Funding at the local level is also very limited due to restrictions on the City's ability to raise tax revenues and budgeting decisions made by the City Council. According to a SPUR research brief, California's Proposition 13 has a major impact on Oakland's ability to collect revenue that could be used towards affordable housing development.[1] A key finding of the brief states that "Oakland misses out on $400 million in Prop. 13 residential taxes every year, equivalent to what it spends on four city departments combined" – including over $33 million for Housing and Community Development at minimum. According to SPUR, the uncollectible taxes are more than ten times the amount the City has currently budgeted for helping people experiencing homelessness, seven times more than it spends to protect tenants and create affordable housing, and more than five times the City's spending on programs and services for children in the City.

Local budget decisions also affect the availability of funding for affordable housing. Oakland has no major source of local revenue dedicated exclusively to affordable housing besides Jobs Housing and Affordable Housing impact fees. This is different from other communities like San Jose, where 100% of the real estate transfer tax is dedicated to addressing housing and homelessness challenges. At present, the only ongoing local investment in the construction of affordable housing in Oakland comes from development impact fees and federal block grants.

During outreach, affordable housing developers noted that they are continually challenged by a lack of federal, State and local funding, as well as competition from market rate developers to secure highly valuable land for development. In response to high land prices and increasing land values, the City approved Bond Measure KK in 2016 to fund affordable housing projects, including the 1-4 Unit Acquisition and Rehabilitation Program, which provides loans for acquisition-related and rehabilitation costs associated with developing, protecting and preserving long term affordable housing throughout the city. Additional KK funds were allocated for site acquisition for multifamily affordable development. However, all KK funds will have been disbursed by 2023. Additional funding and acquisition strategies are provided in the Housing Action Plan.

[1] Jacob Denney, Phil Levin, and Susannah Parsons. "Burdens and Benefits: Investigating Prop. 13's unequal impacts in Oakland." *SPUR*, February 2022. Available at https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

LAND USE POLICIES AND REGULATIONS

General Plan

The City of Oakland last performed a comprehensive update to its General Plan in 1998 and is in the process of updating it again to reflect emerging opportunities, challenges, and approaches. As the General Plan Update is prepared in parallel with this Housing Element, its policy direction and shared goals will inform the assessment of constraints in this chapter.

The Land Use and Transportation Element (LUTE) sets forth the City's policies for guiding local land use and development. The LUTE outlines the vision for Oakland, establishing an agenda to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and protect existing neighborhoods while concentrating new development in key areas. These policies, together with the zoning regulations, establish the amount and distribution of land allocated for different uses within the city. Table F-1 shows General Plan residential land use designations along with their descriptions from the City's Planning Code. These designations support a variety of housing types, ranging from large estate lot residential developments to multifamily high-rise apartments. Generally, the LUTE provides significant flexibility on zoning and density. However, the document was originally adopted in 1998 and will be revised during Phase II of the General Plan update (i.e., by July 2025) to address changing conditions in Oakland.

Table F-1: General Plan Residential Land Use Designations, 2022

General Plan Residential Zone	*Residential Zoning Designation*	*Description*
Hillside Residential	RH-1, RH-2, RH-3, RH-4	The intent of the Hillside Residential (RH) Zones is to create, maintain, and enhance residential areas that are primarily characterized by detached, single unit structures on hillside lots.
Detached Unit Residential	RD-1, RD-2	The intent of the Detached Unit Residential (RD) Zones is to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures.
Mixed Housing Type	RM-1, RM-2, RM-3, RM-4	The intent of the Mixed Housing Type Residential (RM) Zones is to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.
Urban Residential	RU-1, RU-2, RU-3, RU-4, RU-5	The intent of the Urban Residential (RU) Zones is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential

		structures in locations with good access to transportation and other services.
High-Rise Apartment Residential	R-80	The intent of the High-Rise Apartment Residential (R-80) Zone is to create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.

Source: City of Oakland, Planning Code, 2022; Dyett & Bhatia, 2022

Cumulative Impacts of Land Use Regulations

This section evaluates how and to what extent Oakland's land use regulations constrain the maintenance, improvement, and development of housing. Table F-2 below summarizes the extent to which different housing types are permitted in the city. While multifamily development is permitted on about 9.8 percent of Oakland's land, single-family and two-family developments are permitted on about 43.4 percent and 17.8 percent of the city's land, respectively. Less than half the city is available for any kind of residential development, although much of the remaining acreage includes designated open space, rights-of-way, and environmentally constrained areas. See Figure F-1 for the distribution of residential zones in Oakland.

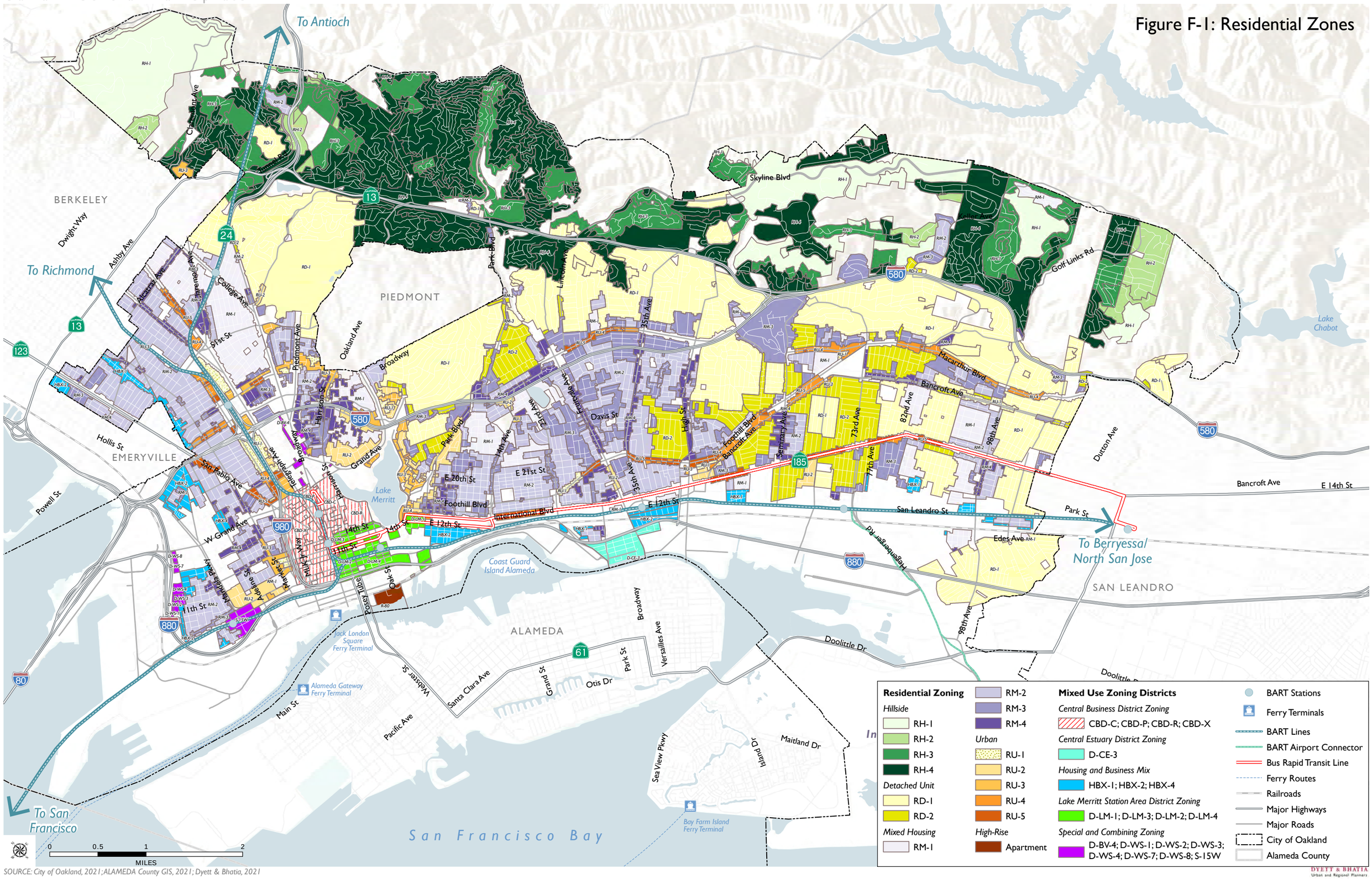
Table F-2 Summary of Development Permitted, 2022

Project Type	*Base Zones*[1]	*Total Acreage*	*Percent of Total City Acreage*[2]
Multifamily Housing[3]	RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R/-P/-C/-X, S-2, S-15, S-15W, D-WS, D-OTN, D-BV-2, D-BV-3, D-BV-4, D-KP-1 to -3, D-CE-3 and -4, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	4,881.9	9.8%
Single-Family Housing[4]	RH-1 to -4, RD-1 to -2, RM-1 to -4, RU-1 to RU-3, R-80, HBX-1 to HBX-3, C-40, C-45, S-2, D-WS, D-OTN, D-KP-1 to -3, D-CE-3, D-OK-1 to -2	21,665.9	43.4%
Two-Family Housing[5]	RM-2 to RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R, S-2, D-WS, D-OTN, D-BV-4, D-KP-1 to -3, D-CE-3, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	8,903.1	17.8%

1. The D-OK zoning district has not yet been implemented.
2. Zoning district acreage across project types is not mutually exclusive, and percentages should not be summed.
3. Multifamily housing requires a conditional use permit in RM-2, RM-3, D-BV-1, and D-CO-4 Zones.
4. Single-family housing requires a conditional use permit in S-15 and D-OK-3 Zones.
5. Two-family housing requires a conditional use permit in RD-2, RM-1, S-15, S-15W and D-CO-4 Zones.

Source: City of Oakland, 2022; Dyett and Bhatia, 2022

Figure F-1: Residential Zones


To Antioch
To Richmond
To San Francisco
To Berryessa/ North San Jose
BERKELEY
PIEDMONT
EMERYVILLE
ALAMEDA
SAN LEANDRO
Lake Chabot
Lake Merritt
San Francisco Bay
Coast Guard Island Alameda
Jack London Square Ferry Terminal
Alameda Gateway Ferry Terminal
Bay Farm Island Ferry Terminal
Skyline Blvd
Golf Links Rd
Keller Ave
Dwight Way
Ashby Ave
Alcatraz Ave
Claremont Ave
College Ave
Piedmont Ave
Park Blvd
Lincoln Ave
Oakland Ave
Broadway
35th Ave
Macarthur Blvd
Bancroft Ave
Foothill Blvd
Seminary Ave
73rd Ave
82nd Ave
98th Ave
Dutton Ave
Hollis St
San Pablo Ave
Powell St
W Grand Ave
Grand Ave
Harrison St
Webster St
Oak St
Fruitvale Ave
23rd Ave
14th Ave
High St
Davis St
E 20th St
E 21st St
E 12th St
International Blvd
Foothill Blvd
Bancroft Ave
E 14th St
San Leandro St
Park St
Edes Ave
Hesperian Blvd
98th Ave
Doolittle Dr
Otis Dr
Santa Clara Ave
Versailles Ave
Park St
Grand St
Webster St
Main St
Pacific Ave
Sea View Pkwy
Island Dr
Maitland Dr
Broadway
Posey Tube
Webster Tube
Harrison St
Oak St
Adeline St
Martin Luther King Jr Way
Broadway Terrace
Broadway
Market St
Mandela Pkwy
11th St
7th St
14th St
4th St
Milton St
Chabot Space & Science Center
Redwood Regional Park
Leona Quarry
Joaquin Miller Park
Mormon Temple
Mills College
Knowland Park
Oakland Zoo
Oakland Museum of California
Oakland International Airport
Oakland Coliseum
Oakland Arena
Oakland Athletics
Oakland Ballpark
Oakland Estuary
Oakland Inner Harbor
Oakland Outer Harbor
Oakland Army Base
Oakland Naval Base
Oakland Airport Business Park
Oakland Airport Connector
Oakland Airport Connector
Oakland Airport Connector

A sample of variance/zoning concessions identified in staff reports between 2019 and 2021 is provided in Table F-3 below. Requests for variances were generally minor, with about one-third of the sample pertaining to setbacks for single-family dwellings, another two for driveway and paving separation, and one variance for group open space for a multifamily (10-unit) building. The two parking variance requests were for a single-family dwelling and a four-unit building.

Table F-3: Sample of Variance/Zoning Concessions, 2019-2021

Year	*Case Number*	*Requested Variance*
2019	PLN19184	Minor Variance for live/work units for 12-unit building
	PLN19044	Minor Variance for group open space for 10-unit building
	PLN18280	Minor Variance for setbacks and group open space for eight-unit building
	PLN16302	Minor Variance for setbacks and parking in mixed-use building
	PLN15197-R02	Minor Variance for driveway separation in nine-unit building
	PLN18420	Minor Variance for group open space in three-lot mini-lot development
2020	PLN19289	Minor Variance for parking in four-unit building
2021	PLN20088	Minor Variance for setbacks in single-family dwelling
	PLN20117	Minor Variance for setbacks in single-family dwelling
	PLN20127	Minor Variance for setbacks in single-family dwelling
	PLN21005	Minor Variance for paving in setback of single-family dwelling
	PLN21174	Minor Variance for parking in mixed-use building
	PUD06101-PUDF012	Minor Variance for setbacks in single-family dwelling

Source: City of Oakland, Staff Reports, 2019-2021

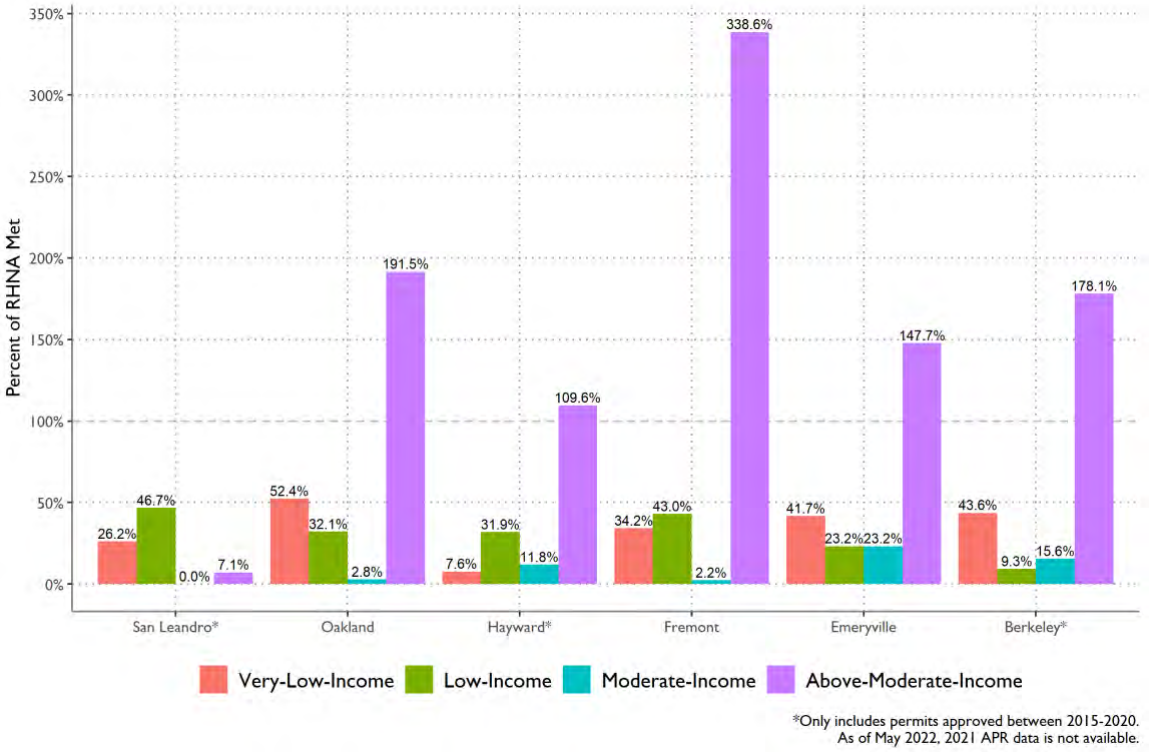
Chart F-1 below provides an overview of building permit approval rates compared to the 2015-2023 Regional Housing Needs Allocation (RHNA) for jurisdictions within Alameda County.[2] This provides a proxy for the comparative impact of land use regulations in Oakland and neighboring jurisdictions. Oakland is permitting at about the same rate as peer cities – the City has exceeded its above-moderate-income goal but has fallen short on its moderate- and lower-income goals. Oakland has one of the highest very-low-income building permit approval rates and one of the lowest moderate-income building permit approval rates among peer cities, including the five largest cities in Alameda County and neighboring Emeryville. The lag in housing production is in large part due to a lack of local and State funding to meet Oakland's affordable housing needs, as well as the length and complexity of permit processing. During outreach, stakeholders also pointed to an abundance of concessions for

[2] Note that permitting rates do not include building permits approved in 2021 in the cities of San Leandro, Hayward, and Berkeley. At the time of this draft (May 2022), these cities had not submitted their 2021 Annual Progress Reports (APRs) to State HCD.

market rate projects, which stakeholders conclude has led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Further, most of Oakland's residential land is currently zoned to maintain single-family development, which limits the capacity for residential development, especially affordable housing development. However, the City is undertaking significant efforts to expand the variety of housing types permitted in single-family zones, including duplexes, triplexes, and fourplexes. This effort is detailed in the Housing Action Plan and runs parallel with recent State efforts to increase permitted capacity in single-family zones through SB 9. While certain land use regulations are in need of reform—including parking standards and open space requirements, highlighted below—Oakland's land use regulations in general do not unduly constrain housing development, as evidenced by the minor concessions requested in Table F-3. However, additional actions are necessary to incentivize further development of moderate- and lower-income housing. These actions are also outlined in the Housing Action Plan.

Chart F-1: Building Permit Approval by Percentage of the RHNA, 2015-2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2015-2021

Planning Code

The type, location, density, and scale of residential development in Oakland is regulated through the City's Planning Code, which is Chapter 17 of the Oakland Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. Oakland's Planning Code includes five zoning

districts that are focused on prioritizing residential uses over most other uses. Permitted uses range from one-family dwellings with a secondary unit in the RH and RD zones to two-family dwellings, multifamily dwellings, and rooming house residential facilities in RM, RU, and R-80 zones. As shown in Table F-4, residential uses are permitted by-right and do not require a conditional use permit (CUP). Various types of special needs housing may be permitted by-right, require a CUP, or be subject to certain limitations as noted in Tables F-4 through F-6 and discussed further below. Except for those projects determined exempt from design review as set forth in Section 17.136.025 of the Planning Code, residential projects must be approved pursuant to the design review process. This is discussed further in the Permits and Processing Procedures section of this Appendix.

There are also 16 zoning districts included in the Planning Code that allow various types of residential uses along with commercial, industrial, agricultural, public, or open space uses. Within these zoning districts, some forms of residential development are permitted by-right, without being developed in conjunction with a commercial use on the same property. Other residential uses are very limited in non-commercial zones. Table F-5 and Table F-6 summarize permitted and conditionally permitted residential uses for these zoning districts.

Many zoning district boundaries cut through parcels instead of following property lines, especially along International Boulevard. This can make development challenging, as overlapping zones lead to conflicting permitted land uses and development standards for new construction. Efforts the City will take to address this issue are outlined in the Housing Action Plan. Further, while not necessarily a constraint, it should be noted that the Planning Code separates permitted facility and activity types.

Table F-4: Permitted Residential Land Uses in Residential Zones, 2022

Type of Residential Use[1]	*RH-1*	*RH-2*	*RH-3*	*RH-4*	*RD-1*	*RD-2*	*RM-1*	*RM-2*	*RM-3*	*RM-4*	*RU-1*	*RU-2*	*RU-3*	*RU-4*	*RU-5*	*R-80*
One-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	(L)	(L)	P
One-Family Dwelling with Secondary Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	(L)	(L)	P
Two-Family Dwelling	-	-	-	-	-	C(L)	C(L)	P	P	P	P	P	P	P	P	P
Multifamily Dwelling	-	-	-	-	-	-	-	C(L)	C(L)	P(L)	P	P	P	P	P	P
Rooming House	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P
Vehicular	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	(L)
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	C(L)	C(L)	P
Bed and Breakfast	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited

Source: City of Oakland, Planning Code, 2022

Table F-5: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*HBX-1*	*HBX-2*	*HBX-3*	*HBX-4*	*CN-1*	*CN-2*	*CN-3*	*CN-4*	*CC-1*	*CC-2*	*CC-3*
One-Family Dwelling	P(L)	P(L)	P(L)	C	(L)	(L)	(L)	(L)	(L)	(L)	(L)
One-Family Dwelling with Secondary Unit	P	P	P	C	(L)	(L)	(L)	(L)	(L)	(L)	(L)
Two-Family Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Multifamily Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Rooming House	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Vehicular	P	P	P	C	P	P	P	P	P	P	(L)
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Supportive Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Transitional Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Semi-Transient	C	C	C	C	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	C	C(L)	C(L)	C(L)	C(L)	C	C	C(L)

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. HBX = Housing and Business Mix Commercial; CN = Neighborhood Center Commercial; CC = Community Commercial

Source: City of Oakland, Planning Code, 2022

Table F-5 Continued: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*CR-1*	*C-40*	*C-45*	*CBD-R*	*CBD-P*	*CBD-C*	*CBD-X*	*S-2*	*S-6*	*S-15*	*S-15W*
One-Family Dwelling	(L)	P	P	(L)	(L)	(L)	(L)	P	-	C	(L)
One-Family Dwelling with Secondary Unit	(L)	P(L)	P(L)	(L)	(L)	(L)	(L)	P(L)	-	(L)	(L)
Two-Family Dwelling	(L)	P	P	P	-	-	-	P	-	C	C
Multifamily Dwelling	(L)	P	P	P	P	P	P	P	-	P	P
Rooming House	(L)	P	P	P	P	P	P	P	-	-	C
Vehicular	(L)	P	P	P	P	P	P	P	P	P	P
Residential Care	-	P(L)	P(L)	P(L)	P(L)	P(L)	P	P(L)	-	P(L)	P(L)
Supportive Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Transitional Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Semi-Transient	C(L)	P	P	C	C(L)	C(L)	C	P	-	-	-
Bed and Breakfast	-	-	-	P	P	P	P	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. CR = Regional Commercial; C-40 = Community Thoroughfare Commercial; C-45 = Community Shopping Commercial; CBD = Central Business District; S-2 = Civic Center Commercial; S-6 = Mobile Home Combining; S-15 = Transit-Oriented Development Commercial

Source: City of Oakland, Planning Code, 2022

Table F-6: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-WS*[3,4]	*D-OTN*[3,4]	*D-BV-1*[4]	*D-BV-2*[4]	*D-BV-3*[4]	*D-BV-4*[4]	*D-KP-1*[4]	*D-KP-2*[4]	*D-KP-3*[4]
One-Family Dwelling	P	P	(L)	(L)	(L)	(L)	P	P	P
One-Family Dwelling with Secondary Unit	P	P	(L)	(L)	(L)	(L)	P	P	P
Two-Family Dwelling	P	P	(L)	(L)	(L)	P(L)	P	P	P
Multifamily Dwelling	P	P	C(L)	P(L)	P(L)	P	P	P	P
Rooming House	-	-	C(L)	P(L)	P(L)	P	P	P	P
Vehicular	-	-	C(L)	C(L)	C(L)	P	P	P	P
Residential Care	P(L)	P(L)	C(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	P	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Transitional Housing	-	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Semi-Transient	-	C	-	-	-	-	C	C	C
Bed and Breakfast	-	-	-	C	C	C	C	C	C

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-WS and D-OTN Zones permit "permanent residential activity".
4. D-WS = Wood Street District; D-OTN = Oak to Ninth District; D-BV = Broadway Valdez District; D-KP = Kaiser Permanente Oakland Medical Center District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CE-1*	*D-CE-2*	*D-CE-3*	*D-CE-4*	*D-CE-5*	*D-CE-6*	*D-LM-1*	*D-LM-2*	*D-LM-3*	*D-LM-4*	*D-LM-5*
One-Family Dwelling	(L)	(L)	P	(L)	(L)	C(L)	(L)	(L)	(L)	(L)	(L)
One-Family Dwelling with Secondary Unit	(L)	(L)	P	(L)	(L)	(L)	(L)	(L)	(L)	(L)	(L)
Two-Family Dwelling	(L)	(L)	P	(L)	(L)	(L)	P	P(L)	P(L)	P(L)	P(L)
Multifamily Dwelling	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Rooming House	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Vehicular	(L)	(L)	P	(L)	(L)	(L)	P	P	P	P	P
Residential Care	-	-	P(L)	P(L)	-	-	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Transitional Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Semi-Transient	-	-	C	C	-	-	C(L)	C(L)	C(L)	C(L)	C
Bed and Breakfast	-	-	P	-	-	-	P	P	P	P	P

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CE = Central Estuary District; D-LM = Lake Merritt Station Area District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CO-1*	*D-CO-2*	*D-CO-3*	*D-CO-4*	*D-CO-5*	*D-CO-6*	*D-OK-1*	*D-OK-2*	*D-OK-3*
One-Family Dwelling	-	-	-	-	-	-	P	P	C
One-Family Dwelling with Secondary Unit	-	-	-	-	-	-	P	P	C
Two-Family Dwelling	P	P	-	C	-	-	-	-	P
Multifamily Dwelling	P	P	-	C	-	-	-	-	P
Rooming House	-	-	-	-	-	-	-	-	-
Vehicular	P	P	-	C	-	-	P	P	C
Residential Care	P(L)	P(L)	-	C(L)	-	-	P(L)	P(L)	P(L)
Supportive Housing	P	P	-	C(L)	-	-	P	P	P
Transitional Housing	P	P	-	C(L)	-	-	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	-	-	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CO = Coliseum Area District; D-OK = Oak Knoll District

Source: City of Oakland, Planning Code, 2022

Development Standards

Oakland regulates the location, density, and scale of residential development primarily through development standards contained in the Planning Code. The Planning Code regulates the size of residential structures through requirements for minimum lot size, setbacks, and height limits. A development application must comply with all uniformly applied development standards, typically imposed as Standard Conditions of Approval, including those development applications "deemed approved" under the State Permit Streamlining Act. Most residential projects are also subject to design review, which is discussed further in the Permits and Processing Procedures section below. A summary of the structural residential development standards for the residential and non-residential zoning districts is provided in Table F-7 and Table F-8 below. An analysis of the impact of individual key development standards is provided in the subsections below.

Development standards will be impacted by recent State law, including SB9 – which went into effect on January 1, 2022. Some of the key changes in SB9 include permitting landowners to build two residential units on one lot in a single-family zone ministerially, requiring that the minimum size of residential units must be 800 feet, and permitting an urban lot split ministerially.[3] Notably, while the bill establishes minimum housing unit sizes, it does not impose maximums. No setback can be required for a structure constructed in the same location and to the same dimensions as an existing structure. For all other new construction, the minimum side and rear setbacks are four feet. As part of its missing middle housing strategy, the Cit intends to eliminate single-family zoning except in the Very High Fire Hazard Severity Zones. As part of the zoning code amendments that would be made, reduction of minimum lot size and reduced setbacks will be included.

[3] The City hosts more information on the SB 9 permitting process at https://www.oaklandca.gov/resources/sb-9-two-unit-residential-duplexes-lot-subdivision.

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)* [2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
Hillside Residential										
RH-1	1 primary unit per lot	N/A	25	30	15	25	35	6/15%	6	43,560
RH-2			25	30	15	25	35	6/15%	6	25,000
RH-3			25	30	15	20	25	6/10%	6	12,000
RH-4			25	30	15	20	20	5/10%	5	6,500 or 8,000
Detached Unit Residential										
RD-1	1 primary unit per lot	N/A	25	30	15	20	20	5	5	5,000
RD-2		2 units on lots 6,000 sf or greater	25	30	15	20	15	5	5	5,000
Mixed Housing Type										
RM-1	1 primary unit per lot	2 units on lots ≥ 4,000 sf	25	30	15	20	15	5	5	5,000
RM-2	1 primary unit on lots < 4,000 sf; 2 units on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 3 or more units, 1 unit per 2,500 sf	25	30	15	20	15	5	5	5,000
RM-3		Lots ≥ 4,000 sf, 3 or more units, 1 unit per 1,500 sf	30	30	15	15	15	4	4	4,000
RM-4	1 primary unit on lots < 4,000 sf; for 1-4 units, 1 unit per 1,100 sf on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 5 or more units, 1 unit per 1,100 sf	35	35	15	15	15	4	4	4,000
Urban Residential										

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)* [2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
RU-1	1 unit per 1,100 sf	N/A	40	40	15	15	15	4	4	4,000
RU-2	1 unit or rooming unit per 800 sf		50	50	15	10	15	4	4	4,000
RU-3	1 unit or rooming unit per 450 sf		60	60	15	10	15	0	4	4,000
RU-4	1 unit or rooming unit per 225-550 sf		35 – 120			5	0/10/15	0	0	4,000
RU-5						0	0/10/15	0	0	4,000
High-Rise Apartment Residential										
R-80	1 unit per 300 sf or 1 rooming unit per 150 sf	The number of permitted units may be increased by but not to exceed 50 percent	None prescribed			None prescribed				4,000

1. Maximum height for footprint slope of ≤ 20%.

2. Minimum setback for a lot with a street-to-setback gradient of ≤ 20%.

Source: City of Oakland, Planning Code, 2022

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
Neighborhood Center Commercial							
CN-1, CN-2, CN-3, CN-4	1 unit per 550 sf	35 - 90	0	10/15	0	0	4,000
Community Commercial							
CC-1, CC-2, CC-3	1 unit per 225 – 550 sf	35 – 160	0	10/15	0	0	4,000 or 7,500
Community Thoroughfare Commercial							
C-40	1 unit per 450 sf	None prescribed	10	0/10/15	0	0	4,000
Community Shopping Commercial							
C-45	1 unit per 300 sf	None prescribed			N/A		4,000
Central Business District							
CBD-R, CBD-P, CBD-C, CBD-X	1 unit per 90 – 300 sf	55 – No limit	0	0/10	0	0	4,000 or 7,500
Housing and Business Mix Commercial							
HBX-1, HBX-2, HBX-3, HBX-4	1 unit per 800 – 1,000 sf	35 - 55			N/A		4,000
Civic Center Commercial							
S-2	1 unit per 300 sf	None prescribed			N/A		4,000
Mobile Home Combining							
S-6	1 unit per 3,300 sf	N/A			N/A		45,000
Transit-Oriented Development Commercial							

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
S-15, S-15W	1 unit per 225 – 550 sf	35 - 160	0	10	0	0	4,000
Wood Street District							
D-WS-1 – D-WS-9	1 unit per 332 – 1,535 sf	50 - 90	N/A	N/A	0/5/10	0/10	1,000 or 2,000
Broadway Valdez District Commercial							
D-BV-1, D-BV-2, D-BV-3, D-BV-4	1 unit per 90 – 450 sf	45 – 250	0	10/15	0	0	4,000, 7,500, or 10,000
Central Estuary District Zones							
D-CE-1 – D-CE-6	1 unit per 700 sf	45 - 85	0/5/10	10	0/4	0/4/5	4,000 or 10,000
Lake Merritt Station Area District							
D-LM-1 – D-LM-5	1 unit per 110 – 450 sf	45 - 275	0	0/10	0	0	4,000 or 7,500
Coliseum Area District							
D-CO-1 – D-CO-6	1 unit per 130 – 260 sf	85 - 159	0/10	10	0	0/10	4,000, 5,000, or 10,000
Oak Knoll District							
D-OK-1 – D-OK-7	1 primary unit per lot	20 - 46	0/5/8/15/20	0/5/12/15/20	0/3/4/5/20	0/5/ 20	2,000, 3,750, 4,000 or 5,000

Source: City of Oakland, October 2022

Residential Density

Three residential zoning districts—RU, R-80, and RM-4 with parcels larger than 4,000 square feet—permit residential densities that exceed 30 dwelling units per acre (du/ac), as do a number of commercial, combining, and district zones. Permitted density within a zone also depends on the height area, discussed below. As noted in Table F-8 above, this include zones within the following districts: Neighborhood Commercial, Community Commercial, Community Thoroughfare Commercial, Community Shopping Commercial, Central Business District, Housing and Business Mix Commercial, Civic Center Commercial, Transit-Oriented Development Commercial, Wood Street District (D-WS-2, -3, -4, -7, and -8), Broadway Valdez District Commercial, Central Estuary District (D-CE-3 and -4), Lake Merritt Station Area District and the Coliseum Area District (D-CO-1 and -2). Most of these zones also permit multifamily development by right—excluding HBX-4, CR-1, D-BV-1, and D-CO-4—as noted in Tables F-4 through F-6 above.

The City permits significant densities throughout Oakland, although higher resource areas tend to be lower density. In March 2021, the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes. The intent of the resolution, which passed unanimously, is to end a historic pattern of exclusionary zoning. Actions the City will take to increase permitted densities are included in the Housing Action Plan. While the City does not currently have minimum densities, this has not historically affected realistic capacity—according to a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[4]

Floor Area Ratio (FAR)

FAR only applies to non-residential buildings, with a few exceptions. According to the City's Planning Code, the maximum FAR is 0.25 to 0.55 for one and two-family dwellings in the RH, RD, and RM Zones, depending on lot size. Urban Residential zones do not have FAR regulations for residential development. However, nonresidential maximum FAR is 2.0 to 4.0 for the RU-4 and RU-5 Zones, depending on height area. For mixed use projects in the D-LM Lake Merritt Station Area District, D-BV Broadway Valdez District, and CBD Central Business District Zones, the total lot area shall be used as a basis for computing both the maximum non-residential FAR and the maximum residential density.

For the CN Neighborhood Center, CC Community Commercial, and S-15 Transit-Oriented Development Commercial Zones, no portion of lot area used to meet the residential density requirements shall be used for computing the maximum non-residential FAR unless the total non-residential FAR on the lot is less than 3,000 square feet. In the Zoning Code Amendments, the City will be looking at allowing double counting the FAR and density in the S-15 Zones

[4] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

and allowing in the CN and CC Zones a larger exemption than 3,000 square feet for the non-residential square footage.

High-Rise Apartment Residential Zone regulations permit a maximum FAR of 3.5 for both residential and non-residential facilities, with additional increases allowed upon the granting of a conditional use permit. These ratio ranges are relatively similar to Oakland's peer jurisdictions. The City of Berkeley does not have maximum FARs prescribed to residential districts but does have maximum FAR standards in its commercial zones. Berkeley has a FAR of up to 3.0 in its Neighborhood Commercial (C-N) District and up to 6.0 in its Downtown District. The City of Emeryville has maximum FAR values ranging from 0.5 to 3.0. However, some areas may reach a maximum of up to 6.0 with a density bonus. The City of Richmond prescribes maximum FARs between 0.5 to 5.0 in commercial mixed-use zones. FAR requirements have not posed a significant constraint to residential development.

Building Height

Permitted building heights depend on the zoning district and the City's height area maps. Height areas are intended to promote cohesive development patterns in high density neighborhoods, including in downtown, near the Lake Merritt BART station, and in the Broadway Valdez District. Allowable building heights and densities along corridors in Oakland need to better align with construction types to ensure development feasibility by increasing heights to allow for the maximum height under wood frame construction (as an example, there are some areas where height limits may be shy of 5 feet to allow a full top story, therefore limiting the development potential) This misalignment can create uncertainty in the development process and poses a constraint. The City will revise permitted building heights as part of the Housing Action Plan (Action 3.4.1).

Setbacks

In zones primarily intended for single-family development, the minimum front setback ranges from 20 to 25 feet, the minimum side setback ranges from four to six feet (up to 20 feet in the D-OK districts), and the minimum rear setback ranges from 15 to 35 feet. In mixed-use and multifamily zoning districts front and rear setbacks range from zero to 15 feet, and side setbacks range from zero to 10 feet (in some districts, like R-80, no setbacks are required). These requirements are fairly similar to similar jurisdictions, although some minimum rear setbacks are greater than in peer cities. However, setback requirements were not identified as a constraint to development during public outreach. For comparison, a summary of required setbacks in neighboring cities is provided in Table F-9 below.

Table F-9: Summary of Minimum Setbacks by Jurisdiction

	Single-Family Setbacks (ft.)			*Multifamily Setbacks (ft.)*		
Jurisdiction	*Front*	*Side*	*Rear*	*Front*	*Side*	*Rear*
Oakland	20-25	4-6[1]	15-35	0-15	0-10	0-15
Richmond	20-25	5-10	20-25	10	5-10	20
Berkeley	20	4-15	20	15-20	4-15	15-21
Emeryville[2]	-	-	-	5-10	3	15

1. Up to 20 feet in D-OK zones
2. Setbacks are only required in the RH, RMH, and RM zoning districts.

Source: City of Oakland, Planning Code, 2022; City of Richmond, Municipal Code, 2022; City of Berkeley, Municipal Code, 2022; City of Emeryville, Municipal Code, 2022

Minimum Lot Size

Minimum lot sizes for residential districts range from 4,000 square feet for multifamily development to between 4,000 and 43,560 square feet for single-family development. In commercial and other zoning districts minimum lot sizes are typically 4,000 square feet, but can reach as high as 10,000 square feet in some districts. For comparison, the City of Berkeley requires a minimum lot size of between 5,000 to 25,000 square feet in single-family zones, 5,000 square feet in multifamily and other zones, and no minimums in limited commercial districts. Similarly, the City of Richmond requires a minimum of between 3,750 and 11,000 square feet for single-family zones, 5,000 square feet for multifamily zones, and between 5,000 and 10,000 square feet in other zones (up to 20 acres in open space development). The City of Emeryville does not require minimum lot areas except in the RM Medium Density Residential zone, which requires 2,500 square feet. Generally, Oakland's minimum lot size standards are comparable to these jurisdictions and do not pose a significant constraint to development.

Ground Floor Commercial

A number of zoning districts either require or allow active commercial uses on the ground floor. In the case where ground floor commercial is required, this can limit residential capacity in a given project. A summary of ground floor commercial regulations by zoning district is provided below:

- **Urban Residential.** Completely residential projects are permitted in all zones. In the RU-4 and RU-5 zones, commercial uses are permitted, but may only be located either on the ground floor of a corner parcel or in an existing non-residential facility built prior to 2011, and are typically permitted up to 5,000 square feet.

- **Neighborhood Center Commercial.** The CN-1 and CN-2 zones do not permit new ground floor residential facilities (except for incidental pedestrian entrances), while CN-3 permits ground floor only on interior lots with a CUP and not on corner lots.

- **Community Commercial.** The CC-1 and CC-2 zones require a CUP for residential uses on the ground floor, although buildings not located within 20 feet of the principal street frontage and incidental pedestrian entrances that lead to one of these activities elsewhere in a building are exempted from the CUP requirement. Further, in CC-1 multifamily ground floor development is only permitted if part of a development that has a majority of floor area is devoted to commercial activities.

- **Central Business District.** In the CBD-P and CBD-C zones, residential activities may not be located within 30 feet of the front lot line on the ground floor of the principal building with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building. There are no restrictions on ground floor residential in the CBD-R and CBD-X zones.

- **Broadway Valdez District Commercial**. In the D-BV-2 zone, residential uses are not permitted if located on the ground floor of a building and within 50 feet of any street-abutting property line; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this restriction. In the D-BV-3 zone, if a residential uses located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway, 27th Street, or Piedmont Avenue are only permitted with a CUP; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this requirement. In the D-BV-4 zone, residential uses are prohibited if located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway; incidental pedestrian entrances that lead to one of these activities in stories above the ground floor are exempt from this restriction.

- **Central Estuary District.** Completely residential projects are permitted in all zones. Some ground floor commercial uses are permitted in the D-CE-3 through D-CE-6 zones.

- **Lake Merritt Station Area District.** In D-LM-1 through D-LM-4 zones, residential uses may not be located within 30 feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within 30 feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

While these requirements are intended to foster thriving commercial centers and corridors to increase access to amenities and opportunity, they do restrict the capacity of residential development projects. Further, especially as the transition of retail and commercial businesses away from brick-and-mortar storefronts has been accelerated by the COVID-19 pandemic, increasing numbers of ground floor storefronts remain vacant in Oakland. To address prolonged ground floor, the City will explore ways to permit and incentivize residential development in these buildings as part of the Housing Action Plan.

Open Space

Oakland's open space requirements—especially for group or common open space—are higher than in other cities of similar density and size. Minimum usable open space requirements differ by zoning district in Oakland. For example, Housing and Business Mix Commercial (HBX) zones require a minimum of 100 to 200 square feet of usable open space per dwelling unit. The Lake Merritt Station Area District (D-LM) zones require 75 square feet per unit. Primarily residential areas, like the Urban Residential (RU) zones, require 100 to 150 square feet of group useable open space per unit. However, each one square foot of private usable open space shall be considered equivalent to two square feet of required group usable open space and may be so substituted. These open space requirements do not apply to Downtown. In comparison, the City of Berkeley's C-DMU Downtown Mixed-Use District requires a minimum of 40 square feet of usable open space per dwelling unit. San Diego requires 36 to 48 square feet per unit. Oakland also limits the amount of the common space that can be on rooftops, while many other jurisdictions do not have such limitation. So as to not hinder construction, these standards could be adjusted to be more in line with the standards of peer jurisdictions. Actions the City will take to address these constraints are provided in the Housing Action Plan (see Action 3.4.1 and 3.4.4).

Courtyard Requirements

Per Section 17.108.120 of the Planning Code, courtyards are required for lots that contain residential facilities with two or more dwelling units, except for a single-family home with an ADU. Courtyard requirements were not identified as a significant constraint to development during outreach. Courtyards must meet minimum depths between exterior walls, listed below:

- Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to 16 feet, plus four feet for each story above the level of the aforementioned court, but shall nor be required to exceed 40 feet.

- Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of 10 feet.

Parking Requirements

In California, the cost of providing structured parking can add between $36,000 to $38,000 per housing unit to the overall costs of a multifamily housing development project (or about 8.0 percent of per unit costs).[5] Parking-related requirements and costs can significantly impact and constrain multifamily housing development, particularly those providing affordable units. Market demand or financial lenders often mandates the provision of parking

[5] Carolina Reid, Adrian Napolitano, and Beatriz Stambuck-Torres, "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program" *The Terner Center for Housing Innovation at University of California*, March 2020.

in multifamily housing development. Further, for built-out cities like Oakland, the reliance on infill development and underground parking may lead to higher costs than in cities with more open land.

Recent State law has reduced minimum parking requirements for specific projects. For instance, AB 2923 allows BART to enable transit-oriented development (TOD) through land-use zoning on BART-owned property in collaboration with local jurisdictions. Baseline zoning standards from the bill include no minimum number of vehicle parking spaces is enforced in these TOD areas. For properties undergoing the SB9 process, local agencies may not impose parking requirements when a parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop. Changes in accessory dwelling unit (ADU) regulations, Density Bonus parking waivers, and SB 35 streamlined approvals have led to further parking reductions in Oakland.

The City's parking requirements for residential uses—provided in Section 17.116.060 of the Planning Code—vary by residential facility type. Lower density zones require as much as two spaces per unit, while higher density zones require one space or less per unit. Chapter 17.94 of the Planning Code details Residential Parking Combining (S-12) Zone regulations. This combining zone is intended to ensure that adequate off-street parking is provided for high density residential neighborhoods and adjacent commercial areas. Oakland parking requirements are provided in Tables F-10 and F-11 below.

Table F-10: Residential Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Total Required Parking*
One-Family Dwelling	RH Zones, except when combined with the S-12 Zone.	Two (2) spaces for each dwelling unit; however, when combined with the S-11 Zone, the requirement is one (1) space per bedroom with a minimum of two (2) spaces per dwelling unit and a maximum requirement of four (4) spaces per dwelling unit.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	S-15 and D-CO Zones, except when combined with the S-12 Zone.	One-half space for dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
One-Family Dwelling with Secondary Unit	CBD, S-2, and D-LM Zones, except when combined with the S-11 or S-12 Zone.	No additional space required for the Secondary Unit.
	Any other zone, except when combined with the S-11 or S-12 Zone.	One space for the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-11 Zone.	One space for each bedroom in the Secondary Unit, up to a maximum requirement of two spaces per Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-12 Zone.	One space for each bedroom in the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
Two-Family Dwelling.	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.

Multifamily Dwelling	D-BV-1, D-BV-2, S-15, and D-CO Zones, except when combined with the S-12 Zone.	One-half space for each dwelling unit.
	D-BV-3 and D-BV-4 Zones, except when combined with the S-12 Zone.	Three-quarters space for each dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
Rooming House	CBD, S-2, D-LM, D-BV-1, and D-BV-2 Zones.	No spaces required for Rooming Units.
	All other zones	One space for each two Rooming Units.
Micro-Living Quarters	D-BV-1 and D-BV-2 Zones. (Micro-Living Quarters are not permitted in any other zone.)	No spaces required.
Mobile Home	CBD, S-2, and D-LM Zones	No spaces required.
	All other zones.	One space for each dwelling unit plus one additional space for each four dwelling units.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Table F-11: Residential Maximum Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Maximum Number of Parking Spaces*
One-Family Dwelling. One-Family Dwelling with Secondary Unit. Two-Family Dwelling. Multifamily Dwelling. Mobile Home.	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per dwelling unit.
	All other zones	No maximum parking requirement.
Rooming House	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per each two rooming units.
	All other zones.	No maximum parking requirement.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Parking regulations in the city are higher relative to some adjacent cities. For example, the City of Emeryville has no parking minimums for any use (including residential). Emeryville also has *maximum* parking regulations, which caps parking provided to be no more than 10 percent of the estimated demand – which is provided in the City's Municipal Code. The City of Berkeley recently approved an ordinance that eliminates parking requirements for residential properties citywide, with the exception of hillside properties, and placed a maximum of the number of off-street parking units allowed for new projects in transit-rich areas. Although Oakland undertook efforts to reduce its parking standards for residential and commercial buildings in 2016—with no required parking and a cap on maximum parking in areas close to major transit hubs such as downtown or near BART stations—additional efforts are needed to reduce parking requirements citywide. The City of Oakland will conduct a comprehensive review of parking regulations following adoption of the Housing Element, as further discussed in the Housing Action Plan (See Action 3.4.3).

Combining Zone Standards

Combining zones are overlay districts which may be appended to existing base zones. Combining zones are typically used when local conditions, including environmental or other conditions, generate a need for more specific regulations. The standards of the combining zone are supplementary to that of the base zone when applied. The impact of combining zones on residential use is summarized in Table F-12 below.

Table F-12: Summary of Combining Zone Standards, 2022

Combining Zone	*Applicable Base Zones*	*Impact on Residential Use*
S-4 Design Review	Any other zone	Requires design review process for all new construction or alteration, unless exempt.
S-7 Preservation	Any other zone	Requires additional design review criteria to structures with special character, mostly applicable to older neighborhoods.
S-9 Fire Safety	Any other zone	Protects uses in Very High Fire Hazard Severity Zones, and prohibits accessory dwelling units not entirely within an existing structure.
S-10 Scenic Route	Any other zone	Enhances areas along scenic routes, and includes additional design review criteria, subdivision restrictions, height restrictions on downslope lots, and conditional use permit restrictions.
S-11 Site Development and Design Review	Any other zone	Applicable to areas subject to the North Oakland Hill Area Specific Plan, and includes additional residential siting requirements, design review criteria, and limitations on residential density.
S-12 Residential Parking	Any zone in which Residential Facilities are permitted or conditionally permitted	Ensures adequate off-street parking in high-density residential neighborhoods, including additional off- and on-street parking requirements.
S-15 Transit-Oriented Development Commercial Zone Regulations	Provided in Table F-5	Provided in Table F-8.
S-17 Downtown Residential Open Space	Any zone within the General Plan-designated Central Business District	Provides open space and landscaping standards for residential development.
S-19 Health and Safety Protection	HBX, D-CE-3, D-CE-4, CIX-1, CIX-1A, CIX-1B, CIX-1C, CIX-1D, CIX-2	Related to the storage and use of hazardous materials.
S-20 Historic Preservation District	Any other zone	Provisions are similar to S-7, but applies to larger areas (i.e., historic districts). S-20 includes additional design review standards, and provides more expeditious review procedures than S-7.

Source: City of Oakland, Planning Code, 2022

Specific Plans

Oakland has embarked on a series of plans for creating sustainable and vibrant neighborhoods. Through the use of specific plans, the City can guide development at a neighborhood scale and meet local community needs. This section summarizes recent specific plans with potential for residential development. Permitted residential densities are described in Table F-7 and Table F-8 above. The success of specific plan areas in meeting their residential development goals is provided in Appendix A.

Central Estuary Area Plan (2013)

The City adopted the Central Estuary Area Plan (CEAP) in April 2013 to guide future development of the Central Estuary area, which is encompassed by 19th Avenue to the north, 54th Avenue to the south, I-880 to the east, and the Oakland Estuary to the west. Certain portions of the Plan Area have been designated to accommodate multifamily and mixed-use residential development. As of adoption, the CEAP anticipated an additional development potential of 391 residential units and 31 live/work units. Projects completed within the Plan Area include the 41-unit Phoenix Commons senior housing project in 2016 and the 41-unit market rate 3030 Chapman apartment building in 2018. More recent entitled and permitted projects include warehouse and industrial conversions to residential uses, a six-unit condominium project, and accessory dwelling units.

The CEAP is implemented in the Planning Code through the D-CE Central Estuary District Zones, provided in Chapter 17.101E of the Oakland Planning Code. The D-CE District Zones include the following:

- **D-CE-1 (Embarcadero Cove).** The D-CE-1 zone is intended to create, maintain, and enhance the marine, office and other commercial uses in the Central Estuary area.
- **D-CE-2 (High Street Retail).** The D-CE-2 zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway.
- **D-CE-3 (Jingletown/Elmwood).** The D-CE3 zone is intended to provide development standards for areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.
- **D-CE-4 (Mixed Use Triangle).** The D-CE-4 zone is intended to create, maintain and enhance areas of the Central Estuary that have a mix of industrial and heavy commercial activities. Higher density residential development is also appropriate in this zone.
- **D-CE-5 (Food Industry Cluster, High Street Warehouse Wedge, Tidewater South).** The D-CE-5 zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and

industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards.

- **D-CE-6 (Con Agra, Owens Brockway, Tidewater North).** The D-CE-6 zone is intended to create, preserve and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts such as noise, light/ glare, odor, and traffic. This zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

Lake Merritt Station Area Plan (2014)

The Lake Merritt Station Area Plan (LMSAP) was adopted by the City in December 2014. The approximately 315-acre Planning Area covers the area around the Lake Merritt BART station in Downtown Oakland. The LMSAP projects that there is capacity for 4,900 additional housing units through 2035. All of the opportunity sites identified in the LMSAP have access to necessary infrastructure to support development. Therefore, the opportunity sites could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. Further, the LMSAP provides a target that 15 percent of new units built in the Planning Area be affordable for low- and moderate-income households.

The LMSAP is implemented in the Planning Code through the D-LM Lake Merritt Station Area District Zones, provided in Chapter 17.101G. The D-LM Zones include the following:

- **D-LM-1 Lake Merritt Station Area District Mixed - 1 Residential Zone.** The intent of the D-LM-1 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for high-density residential development with compatible Commercial Activities.

- **D-LM-2 Lake Merritt Station Area District Pedestrian - 2 Commercial Zone.** The intent of the D-LM-2 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of Office and Residential Activities.

- **D-LM-3 Lake Merritt Station Area District General - 3 Commercial Zone.** The intent of the D-LM-3 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for a wide range of ground-floor Commercial Activities. Upper-story spaces are intended to be available for a wide range of Residential, Office, or other Commercial Activities.

- **D-LM-4 Lake Merritt Station Area District Mixed - 4 Commercial Zone.** The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District

appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities.

- **D-LM-5 Lake Merritt Station Area District - 5 Institutional Zone.** The intent of the D-LM-5 Zone is to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses.

Broadway Valdez District Specific Plan (2014)

The City adopted the Broadway Valdez District Specific Plan (BVDSP) in June 2014. The BVDSP provides a framework for development in the approximately 95-acre area along Oakland's Broadway corridor between Grand Avenue and I-580. Amendments to the Planning Code include the development of new zoning regulations for the Broadway Valdez District (D-BV) that are tailored to address specific conditions in the district and achieve the vision set forth in the BVDSP. D-BV zones establish retail and mixed-use commercial zones in the Plan Area and emphasize transit-oriented development. In addition, proposed height areas allow for greater densities, particularly at retail and mixed-use boulevard zones.

The BVDSP projected 1,800 new housing units through 2035. Sites were identified for mixed-use or purely residential uses to accommodate over 30 units per acre; with maximum residential density ranging from 90 to 450 square feet of lot area required per dwelling unit. The Environmental Impact Report (EIR) for the BVDSP allowed for flexibility and a mix and match of uses as long as the total car trip allocation was not exceeded. As of spring of 2022 the plan area has a total of approximately 4,100 residential units that have applied for planning permits, approved for planning permits, applied for building permits, have had a building permit issued, or completed construction. Of those 4,100 residential units, approximately 2,200 units have been completed so far. That still leaves approximately 1,900 units in the pipeline of approval and construction. All of the sites have access to necessary infrastructure to support development. A good portion of the opportunity sites identified in the BVDSP have been developed, but there are additional sites in the pipeline as well as ones that have do not have projects applied for yet that could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. The BVDSP aims to encourage 15 percent of all new housing units in the Plan Area to be affordable including both units in mixed-income developments and units in 100 percent affordable housing developments. A few of the newer projects have included some affordable units as part of their project while others have paid Affordable Housing Impact Fees to go into the Affordable Housing Trust Fund to help fund affordable housing development. Affordable Housing Impact Fees were adopted after the adoption of the BVDSP project, so a number of projects were underway before the Affordable Housing Impact Fees went into effect in September 2016.

Coliseum Area Specific Plan (2015)

The City adopted the Coliseum Area Specific Plan (CASP) in April 2015. The CASP, consisting of approximately 800 acres along I-880 and Hegenberger Road, seeks to transform the underutilized land around the Oakland-Alameda County Coliseum and Arena into a world-class sports, entertainment, and science and technology district that boasts a dynamic and

active urban setting with retail, entertainment, arts, culture, and live and work uses. The CASP amended the maximum residential density and non-residential FAR in the "Community Commercial" and "Regional Commercial" LUTE designations. The CASP allows for development of up to 5,750 housing units by 2035.

The CASP implemented new zoning districts, which include the following:

- **Coliseum District-1 (D-CO-1).** This zone replaces the Transit Oriented Development zone (S-15) mapped around the Coliseum BART station. The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities. The new D-CO-1 zone limits the building height in this area to 159 feet unless Federal Aviation Administration (FAA) review and CUP review allows taller building heights. The new D-CO-1 zone applies to all properties east of the Union Pacific Railroad (UPRR) railroad tracks that are within the Coliseum Specific Plan Area.

- **Coliseum District-2 (D-CO-2).** This zone replaces the Regional Commercial-1 (CR-1) zone that applied to the majority of the Coliseum District. The new D-CO-2 zone specifically permits and encourages development of regional-drawing centers of activity, such as new sports and entertainment venues, residential, retail, restaurants, and other activity-generating uses, as well as a broad spectrum of employment activities. The new D-CO-2 zone clarifies that any building height over 159 feet will require FAA review and City CUP approval.

West Oakland Specific Plan (2018)

The West Oakland Specific Plan (WOSP) was adopted by the City in 2018, and comprises approximately 1,900 acres. The WOSP focuses on clarifying the industrial/residential interface, emphasizing commercial use along important corridors, and clarifying housing and business mix boundaries and urban open space uses. Such zoning changes include the adoption of the Commercial Industrial Mix (CIX-1A) business enhancement zone, Commercial Industrial Mix (CIX-1B) low intensity business zone, Commercial Industrial Mix (CIX-1C) high intensity business zone, Commercial Industrial Mix (CIX-1D) retail commercial mix zone, and Housing and Business Mix (HBX-4) zone, as well as mapping of commercial overlay zones near the West Oakland BART station along the 5th Street and Chester Street frontage area, and adopting zoning and height area maps.

Buildout of the West Oakland Opportunity Areas is expected to result in 4,286 to 5,267 new housing units by 2035. Areas with residential potential include along the 7th Street and San Pablo Avenue corridors (more than 1,400 housing units), the envisioned 24-acre mixed-use Transit Oriented Development at the West Oakland BART station (between 1,325 to 2,308

housing units), and approximately 1,520 housing units elsewhere within residential and housing and business mix areas.

The Downtown Oakland Specific Plan (Public Review Draft Plan, 2019)

In August 2019 the City published a public review draft of the Downtown Oakland Specific Plan (DOSP), which envisions new zoning regulations that can be introduced to more closely align with community goals and feasible development potential. The Plan Area encompasses approximately 930 acres, with a potential for 29,100 new housing units by 2040, of which 4,365 to 7,275 will be affordable units. Key issues related to housing that the zoning update will address include:

- **Establish development hierarchy based on land use character and intensity maps.** The Land Use Character Map and Intensity Map establishes a clear development hierarchy for downtown, depicting nodes and corridors of activity and intensity, as well as transitions to areas of preservation and less intensity. New development downtown should be consistent with the overall community vision established by this Plan.

- **Unlock bonus development potential in exchange for needed community benefits.** The Plan will ensure that downtown's continued growth and revitalization provides community benefits to local residents and the broader community. As part of the planning effort, the City is studying how "upzoning" areas of downtown would affect land value and, to what extent and through what approaches, this value creation may provide funding for pre-defined community benefits based on Plan goals. A zoning incentive program can apply to development projects of any size, with clearly identified benefits to be provided in exchange for increases in building intensity. The increased intensity allowed can be in the form of increased height, FAR, and/or density (to encourage micro-units and other affordable-by-design residential unit types).

- **Study intensity in General Plan.** The updated zoning regulations for downtown may also include an increase in the FAR and density permitted under the General Plan, particularly for portions of the plan area where an increase in intensity is desired, to be consistent with the proposed new bonus provisions. Increasing the maximum FAR and density in select downtown locations will not only capture value and contribute to community benefits, but it can also add intensity to the downtown without requiring lot aggregation, which often results in overly large building footprints and bulky podiums.

- **Include update to Jack London area zoning.** The zoning for the Jack London area dates to the 1960s and is inconsistent with the General Plan. The area was not included in recent 2009 and 2011 citywide zoning updates. Implementation of the Downtown Plan will make the zoning for the Jack London district consistent with the community vision to create an iconic waterfront that is a regional and local amenity with dining, living, entertainment, and civic uses.

- **Streamline approvals, create predictable outcomes.** A goal for the downtown zoning amendments should be to streamline the project approvals process and offer predictability for developers and the community. This can be done by clearly defining the desired urban form and maximum intensity of future development, including identified community benefits that should be provided in exchange for any bonus intensity.

- **Designate office opportunity sites.** Estimates of Downtown Oakland's potential capture of additional office space demand over the next 20 years vary from 10 million to 20 million square feet of space, and significantly more over additional time. Office Priority Sites are identified near BART stations within the Mixed-use Downtown Core Character area. Zoning updates for these identified Office Priority Sites can require new mixed-use development that has a designated percentage of gross floor area to be dedicated to commercial office space.

Density Bonus

The State Density Bonus Law requires local governments to provide a density increase over the otherwise maximum allowable residential density, along with other incentives for the production of below market rate housing units, when builders agree to construct housing developments with units affordable to lower- or moderate-income households. Historically, developers infrequently sought density bonuses in Oakland due to the fairly high residential densities permitted in the City. However, the City has seen an uptick in recent years as a means of builders receiving not only a bonus in allowable density, but also relaxation of various development standards that may otherwise preclude construction or increase costs.

Density bonus standards in Oakland are contained in Chapter 17.107 of the Planning Code. The Density Bonus Ordinance was updated in April 2014, and again in April 2022, to remain consistent with State law. Prior to this most recent revision, Oakland implemented its local density bonus program in the manner required to ensure consistency with State law. Oakland anticipates that the State Density Bonus Law will continue to be revised by the State legislature in future years. As a result, Chapter 17.107 provides that any provision of the State Density Bonus Law, California Government Code Sections 65915 through 65918, but not included in Chapter 17.107 shall nonetheless be considered valid and applicable to density bonus projects in the City of Oakland.

Recent changes to State Density Bonus Law have significantly expanded incentives for 100 percent affordable, special needs and mixed-income projects located near transit. For example, Assembly Bills 2345 (2020) and 1763 (2019) aim to greatly facilitate affordable housing production, especially 100 percent affordable housing development production. The City of Oakland has implemented the provisions of these amendments at the time that they went into effect and have incorporated those amendments into the latest revision to Chapter 17.107.

In addition to implementing the California Density Bonus law, Oakland has available additional local density bonuses, including a Senior Housing Density Bonus and a Planned

Unit Development (PUD) bonus.[6] The City of Oakland Senior Housing Density Bonus, Oakland Planning Code Section 17.106.060, provides for an increase of 75 percent more senior housing units than otherwise permitted by zoning if a conditional use permit is approved. An applicant may choose whether to seek the Oakland Senior Housing Density Bonus or to utilize the State Density Bonus for senior citizen housing developments, but cannot combine the two. In addition, the City of Oakland's flexible Planned Unit Development procedures offer varying special bonuses for worthwhile projects, some of which include increases in overall density. When a project seeks both a Planned Unit Development and State Density Bonus, the Planned Unit Development bonus is calculated first, up to the General Plan maximum density, and then the State Density bonus is calculated from this new allowed number of units.

According to Annual Progress Reports (APRs) submitted to HCD, 10 projects were permitted between 2018 and 2021 that used density bonus provisions to provide affordable housing. The total capacity of these projects is 1,526 units, including 176 very low-income units, 105 low-income units and 64 moderate-income units. In addition, over the same period, eight density bonus projects were completed with 245 very low-income units, 19 low-income units and 315 market rate units. For comparison, there were about 169 market rate projects (excluding single-family homes and ADUs) during this period – meaning 5.9 percent of these projects utilized a density bonus. About 1,526 units were provided in these 169 projects, of which 345 units are provided for lower- and moderate-income households (22.6 percent). Waivers and concessions requested by density bonus projects include reductions in parking requirements, increases in allowable building heights, reductions in usable open space requirements, and eliminating a required loading berth.

On- and Off-Site Improvements

The Oakland Municipal Code requires several on- and off-site improvements for new development, depending on the zone. Site improvements may include those related to streets, sidewalks, water and sewage, landscaping, recreation amenities, and any other public improvements found necessary to mitigate the impacts of new development. Additional site improvements may be required in the City's specific plan areas. Since Oakland is mostly built out, housing in the city is largely located on already subdivided lots. Depending on the potential transportation impacts and the location of redevelopment, off-site infrastructure improvements may be required to satisfy California Environmental Quality Act (CEQA) requirements. Off-site improvements may include transit boarding islands, transit shelters, curb extensions, bike facilities, or pedestrian lighting. Table F-13 summarizes the City's current complete street design standards.

[6] A PUD is a large, integrated development adhering to a comprehensive plan and located on land equaling 60,000 or more square feet in size. Certain uses may be permitted in addition to those otherwise allowed in the underlying zone, certain of the other regulations applying in said zone may be waived or modified, and the normally required design review process may also be waived for developments at the time of initial granting of a PUD permit. The PUD density bonus permits an increase of density by up to 33 percent (except in the RH and RD-1 zones) if the development contains detached buildings each containing only one living unit; townhouse or similar single-family semi-detached or attached buildings each containing only one living unit; buildings each containing two living units and; buildings each containing more than two living units.

Table F-13: Complete Streets Design Standards, 2022

Street	*Width of Right-of-Way (ft.)*	*Visibility Measured Along the Centerline (ft.)*	*Minimum Radii of Curvature on Centerline of Streets (ft.)*	*Tangent length between all reversed curves (ft.)*
Arterial	80	300	500	150
Collector	60	200	300	150
Local	40	100	100	50
Blind	50	-	-	-
Alley	26	-	-	-

Source: Oakland Municipal Code, Chapter 16.16 Design Standards, 2022

Per the City's Standard Conditions of Approval, all land use projects that generate more than 50 net new a.m. or p.m. peak hour vehicle trips must prepare a Transportation and Parking Demand Management (TDM) Plan as early as feasible in the planning process. Mandatory strategies that must be incorporated into a TDM plan based on a project location or other characteristics are provided in Table F-14 below.[7]

[7] City of Oakland Transportation Impact Review Guidelines (TIRG) are available on the City's website: https://cao-94612.s3.amazonaws.com/documents/oak063581.pdf

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
Bus boarding bulbs or islands	• A bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb
Bus shelter	• A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day
Concrete bus pad	• A bus stop is located along the project frontage and a concrete bus pad does not already exist
Curb extensions or bulb-outs	• Identified as an improvement within site analysis
Implementation of a corridor-level bikeway improvement	• A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips
Implementation of a corridor-level transit capital improvement	• A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and • The project would generate 400 or more peak period transit trips
Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	• Always required
Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.)	• When improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection
In-street bicycle corral	• A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages.
Intersection improvements[2]	• Identified as an improvement within site analysis

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards	• Always required
No monthly permits and establish minimum price floor for public parking[3]	• If proposed parking ratio exceeds 1:1000 sf (commercial)
Parking garage is designed with retrofit capability	• Optional if proposed parking ratio exceeds 1:1.25 (residential) or 1:1000 sf (commercial)
Parking space reserved for car share	• A project is located within downtown. One car share space preserved for buildings between 50 – 200 units, then one car share space per 200 units.
Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section	• Typically required
Pedestrian crossing improvements, pedestrian-supportive signal changes[4]	• Identified as an improvement within site analysis • Identified as an improvement within operations analysis
Real-time transit information system	• A project frontage block includes a bus stop or BART station and is along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Relocating bus stops to far side	• A project is located within 0.10 mile of any active bus stop that is currently near-side
Signal upgrades[5]	• Project size exceeds 100 residential units, 80,000 sf of retail, or 100,000 sf of commercial; and • Project frontage abuts an intersection with signal infrastructure older than 15 years
Transit queue jumps	• Identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Trenching and placement of conduit for providing traffic signal interconnect	• Project size exceeds 100 units, 80,000 sf of retail, or 100,000 sf of commercial; and

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
	• Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and • A major transit improvement is identified within operations analysis requiring traffic signal interconnect
Unbundled parking	• If proposed parking ratio exceeds 1:1.25 (residential)

1. AC Transit must be consulted for any transit related elements.

2. Including but not limited to visibility improvements, shortening corner radii, pedestrian safety islands, accounting for pedestrian desire lines.

3. May also provide a cash incentive or transit pass alternative to a free parking space in commercial properties.

4. Including but not limited to reducing signal cycle lengths to less than 90 seconds to avoid pedestrian crossings against the signal, providing a leading pedestrian interval, provide a “scramble” signal phase where appropriate.

5. Including typical traffic lights, pedestrian signals, bike actuated signals, transit only signals.

Source: City of Oakland, Transportation Impact Review Guidelines, 2017

While on- and off-site improvements increase the costs of development, they are required to mitigate the impact of new development on the City's infrastructure and are largely unavoidable. However, the City attempts to mitigate the impact on affordable housing through the use of regulatory incentives, funding assistance, and other strategies. Further, Oakland's requirements were not identified as a significant constraint during outreach with affordable housing developers.

Building Codes and Enforcement

Oakland adopts the California Model Building Codes (CMBC) established by the California Building Standards Commission (CBSC) through Title 24 of the California Code of Regulations, which was last updated in 2019. The CMBC establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations. Local jurisdictions are required to enforce the CMBC but may also enact more stringent amendments to the CMBC based on climatic, geological, or topographical conditions. Oakland's modifications to the CMBC are generally for the purpose of protecting health and safety in areas subject to natural hazards. Local amendments that may increase development costs are largely related to fire risks, habitability issues, topography, and seismic risks. These amendments do not substantially differ from those of other cities within Alameda County and thus are not considered to act as a constraint on the development of housing.[8] While requirements may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks, particularly in a seismically active area like Oakland.

The City's Planning & Building Department reviews all new construction and improvements to existing structures in Oakland. Building services performed include field inspections, plan reviews, and permit issuance in person or electronically. Planning & Building allows users to apply for selected permits, check on the status of permits, research property records, and print permits or inspection cards via the Online Permit Center. The Green Building Code, or CALGreen, applies to most new residential construction (including affordable housing construction). Both single-family and multifamily units must meet CALGreen mandatory measures for residential new construction, as do Category 2 ADUs. Depending on the project, Oakland's green building requirements may also apply.[9]

When applying for building permits, applicants may be required to undergo the Plan Check process. During Plan Check, City engineers review development plans for compliance with applicable codes and regulations. This can include compliance with applicable local, State and federal laws to ensure access for disabled persons. Plans may need to be submitted to the Fire

[8] The latest local amendments, including standard findings, are available at the following link: https://oakland.legistar.com/LegislationDetail.aspx?ID=4212920&GUID=C9824F8B-AF8B-44CE-B43A-BC83BFC2FD34

[9] https://www.oaklandca.gov/topics/green-building

Prevention Bureau for initial review, or may be routed for concurrent review during the Building Plan Check process.

Upon issuance of a building permit, the following inspections are typically required – pre-construction, pre-pour/foundation stage, framing stage, rough-in/frame stage, insulation, drywall/lath/gas test, and final. A final inspection is called in when all related permits have an approved rough-in inspection. To increase predictability during the construction process, the City provides resources on its website of what is typically required.[10]

Code Enforcement Services carries out the City's enforcement program to address violations of the Oakland Municipal Codes, City ordinances, and land use regulations. Code Enforcement Services uses progressive enforcement to follow up on complaints – property owners are notified through the U.S. Postal Services. When a violation is verified by a Building Inspector a Notice of Violation is issued that includes a list of violations and corrections that must be made. The property owner has 30 days to correct the violation. Residents are able to file a complaint via the Accela Citizen Access Portal. Code enforcement efforts are also linked to housing rehabilitation efforts – if an inspection results in an Order to Abate – Habitability or a if a property is a Substandard Public Nuisance a Compliance Plan may be required. Compliance Plans are agreements with the property owner/agent/buyer to rehabilitate the property, correct housing violations, and pay fee assessments in an agreed timeline. The Investor-Owned Residential Property Registration, Inspection & Rehabilitation Program also ensures the regular inspection and maintenance of properties with a default or foreclosure history that have non-owner occupant buyers.

Efforts to comply with State Health and Safety Code Section 17980, related to the abatement of substandard buildings, are contained in Section 15.08.110 of the Oakland Municipal Code and require notice to residential tenants of buildings deemed substandard. Further, under the Code Compliance Relocation Program, residential tenants who are displaced due to actions taken to address violations of City of Oakland building codes may be eligible for relocation benefits from the property owner, pursuant to Oakland Municipal Code Section 15.60.

PROVISION FOR A VARIETY OF HOUSING TYPES

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population, including those populations with special needs. This section summarizes the extent to which various housing types are permitted in the city, as well as any constraints that may be contained in City regulations.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs)—formerly known as secondary or granny units—are attached or detached units that provide complete independent living facilities for one or more

[10] See Building Bureau resources at the following links: https://cao-94612.s3.amazonaws.com/documents/What-to-expect-during-your-City-of-Oakland-Building-Inspection-4.2021.pdf and https://cao-94612.s3.amazonaws.com/documents/Overview-of-Planning-and-Building-Inspection-Types.pdf

persons and are located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as a single-family or multifamily structure. By their nature, ADUs tend to cost less to construct because they do not involve the purchase of land. The California legislature has found and declared that ADUs often provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. As noted by the Terner Center for Housing Innovation and the Center for Community Innovation, in higher-wealth areas, ADU construction is providing new housing supply with access to existing resources, and in lower-income areas, new ADUs are helping to reduce overcrowding, provide new rental income, and build home equity.[11] Several pieces of recent State legislation modified regulations for ADUs with the intent and effect of encouraging their construction. Some of the key changes included prohibiting standards related to lot coverage standards, lot size, FARs, or open space that may impede the development of ADUs, reducing review time for permit applications, and reducing regulations related to parking, height, setbacks, and unit size.

In Oakland, ADUs are regulated by Section 17.103.080 of the Planning Code. New regulations for ADUs were adopted by the City Council in January 2022 to meet the State law requirements. The Planning Code differentiates between a Category One and Category Two ADU. Category One units are those that are located entirely within a One-Family Residential Facility or detached accessory structure and involve no expansion of the existing building envelope. Category Two units are those that a) are not entirely within the building envelope of a One-Family Residential Facility or detached accessory structure; and b) involve either construction of a new structure, or an exterior addition to an existing structure. In addition, Multifamily Category One ADUs are conversions of existing non-habitable space within an existing multifamily building; Multifamily Category Two ADUs are newly constructed detached ADUs or conversions of an existing detached accessory structure; and Multifamily Category Three ADUs are interior or attached to the primary structure. All ADUs are subject to ministerial approval and regulations related to occupancy, sale of unit, parking configuration, fire sprinklers, and compliance with building and fire codes. The relevant standards for ADUs are shown in Table F-15.

The City's Planning Code also lays out requirements for junior accessory dwelling units (JADU) and meets the State law for them. According to State law, JADUs involve the conversion of space within the building envelope of an existing or proposed single-family dwelling, resulting in a living unit of not more than 500 square feet, requiring owner-occupancy in the JADU or primary dwelling unit. In comparison to the 1,000 square foot maximum for Category Two ADUs that are detached in Oakland, both the City of Berkeley and the City of Emeryville permits a 1,200 square foot maximum for detached ADUs. Oakland does allow for a 1,200 square foot for Category Two ADU that is attached or a Category One ADU

[11] Karen Chapple, David Garcia, Eric Valchuis, and Julian Tucker. "Reaching California's ADU Potential: Progress to Date and the Need for ADU Finance." *The Terner Center for Housing Innovation at University of California*, August 2020

as well as for a Category Two ADU Oakland has a height limit of 20 feet, which is greater than the minimum 16-foot height limit that the State requires.

Table F-15: ADU Development Standards, 2022

Standards	*One-Family ADU Category One*	*One-Family ADU Category Two*
Maximum Size	Conversion of Attached Structures: 50% of floor area of primary residence or 850 sf., whichever is greater, but shall not exceed 1,200 sf. Interior Conversion: size is limited by the existing building envelope, but shall not exceed 1,200sf.	For detached: 850 sf. for studio or 1-bedroom. 1,000 sf. for 2-bedroom or more For attached: Whichever is greater: 850 sf. for studio or 1- bedroom, and 1,000 sf. For a 2-bedroom or more; or 50% of floor area of primary residence, but shall not exceed 1,200 sf.
Parking for ADU	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem
Side and Rear Setbacks	-	4 feet or the regularly required setback, whichever is less, but in no case shall the setback be less than 3 feet from the side or rear lot line;

Source: Oakland Planning Code, Section 17.103.080 Accessory Dwelling Units in conjunction with One-Family, Two-Family, and Multifamily Dwelling Residential Facilities, 2022

Live-Work Units

Live-work units are properties that combine residential and non-residential uses in either commercial or residentially zoned areas. There are numerous types of live-work units that are permitted in the city as outlined in Table F-16. The City makes a distinction between live/work and work/live units. They define live/work units as those that accommodate both residential and non-residential activities, while work/live units are primarily non-residential with an accessory residential area. These units are generally permitted within the commercial districts and must meet certain criteria. Live/work units are also permitted in

HBX and D-CE zoning districts, and work/live units are permitted, under limited circumstances, in industrial zones.

All live-work units are subject to Building Code requirements which may be costly to update and have a significant effect on the function and layout of these units, particularly in terms of Americans with Disabilities Act (ADA) access and bathroom configuration.

For comparison, the City of Berkeley permits live-work units by right in all commercial districts except C-SA and C-W, which require a use permit or an administrative use permit. Live-work units are not permitted in all residential districts. In the City of Emeryville, live-work units in residential zones are subject to on-premises sales and work restricts to occupants. In a residential zone, no live-work building may be converted to wholly nonresidential uses; however, it may be converted to wholly residential uses. In a nonresidential zone, any live-work building may be converted to wholly nonresidential uses which are permitted in that zone.

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
JLWQ	Joint Living and Working Quarters (JLWQs) are live/work units resulting from the conversion of part or all of a building that was originally constructed for commercial or industrial activities.	Zones that permit or conditionally permit residential dwelling units.
Residentially Oriented JLWQ	Residentially Oriented JLWQs are live/work units resulting from the conversion of part or all of a building that is both: 1) originally constructed for nonresidential activities, and 2) at least ten years old.	Within the area bounded by Highway 980/Brush Street, the Estuary shoreline, the Lake Merritt/Estuary channel, the western shore of Lake Merritt, and 27th Street. Unlike standard JLWQs, Residentially Oriented JLWQs can only be in the Downtown and Jack London Square area.
HBX Work/Live and Live/Work Units	HBX work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Housing and Business Mix (HBX) Zones
D-CE Work/Live and Live/Work Units	D-CE work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Central Estuary District (D-CE) -3, -4, and -5 Zones
Industrial Work/Live Units	Work/live units established as part of a new building or the conversion of an existing	CIX, IO, and IG Zones. Industrial work/live units are not permitted in the IG or IO Zones, except the legalization

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
	building if the site is within 300 feet of a Residential Zone.	of existing units that house artists are conditionally permitted anywhere in the CIX, IG, and IO Zones.
Work/Live Units in Additions and New Buildings	Live/work and work/live units in a newly constructed building or expansion of an existing building.	CIX, IO, IG, HBX, D-CE Zones

Source: Oakland Planning Code, 2022

Manufactured Housing and Mobile Home Parks

Manufactured homes, also referred to as factory-built homes or modular homes, consist of a residential building or dwelling unit which is either wholly or partially constructed or assembled off-site. Manufactured housing is typically constructed off-site and installed on a foundation, which is significantly less costly than the construction of individual single-family homes on site.

Mobile home parks were previously permitted in the Mobile Home Combining (S-6) Zone. This zone was intended to create, preserve, and enhance areas containing attractive mobile home parks, and is typically appropriate to a variety of living environments with good access to major thoroughfares.

The Oakland Construction Innovation and Expanded Housing Options Ordinance (No. 13666), passed into law in November 2021, aimed to address the city's increasing cost of building housing, while increasing housing options and affordability to residents. The ordinance updated the City's zoning regulations to:

- Allow residential occupancy of recreational vehicles (RVs) and tiny homes on wheels ("Vehicular Residential Facilities") on private property subject to certain health and safety standards;
- Allow mobile homes and manufactured homes in all zoning districts where residential uses are permitted;
- Establish density and open space regulations for efficiency dwelling units; and
- Establish height regulations for modular construction.
- In addition, the Ordinance amended the Oakland Building Code to allow light straw-clay construction.

Housing for Persons with Disabilities

California Government Code 65583 requires jurisdictions to analyze potential and actual constraints that could affect the development, maintenance, and improvement of housing for persons with disabilities. Further, the Lanterman Developmental Disabilities Services Act and

Community Care Facilities Act states that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones. In addition, both the Federal Fair Housing Act and the California Fair Employment and Housing Act place an affirmative duty on jurisdictions to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The following sections provide a summary of the relevant portions of Oakland's Zoning Code that address these requirements, as well as any potential constraints.

In Section 17.09.040 of the Oakland Planning Code, a family is defined as "one person, or a group of people living together as a single housekeeping unit, together with any incidental domestic servants and temporary nonpaying guests."

Reasonable Accommodation

While the City's Planning & Building Department implements the reasonable accommodation requirements in the California Building Code, Chapter 17.131 further outlines reasonable accommodations policy and procedures in the City's Planning Code. The intent of this chapter is to provide flexibility in the application of the Planning Code for individuals with a disability when flexibility is necessary to eliminate barriers to housing opportunities. The chapter facilitates compliance with federal and State fair housing laws and promotes housing opportunities for residents of Oakland.

The reasonable accommodation procedure is a ministerial process. The Planning Director, or his or her designee, shall have the authority to consider and act on requests for reasonable accommodation and shall make reasonable accommodations in rules, policies, practices, or services when those accommodations may be necessary to afford persons with disabilities equal opportunities to use and enjoy the dwelling. "Category A" Requests are requests for accommodation from development regulations not specified as a "Category B" request, including but not limited to, setbacks, building height limits and parking regulations in the Planning Code, or for any additions to Residential Facilities which meet the definition of a "Small Project," as defined in Section 17.136.030(B), shall be considered "Category A" requests. A proposal will qualify for "Category A" Request if it meets each of the provisions set forth below.

- The proposal is limited to one or more of the types of work listed as "Category A" request in 17.131.040(B)(1); and

- The accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling.

"Category B" Requests are requests for accommodation from residential density regulations in the Planning Code; distance separation requirements in the Planning Code; land use activities not permitted by the Planning Code; any additions to Residential Facilities which meet the definition of "Regular design review" as defined in Section 17.136.040(A); and any

other accommodations request, under the discretion of the Planning Director, shall be considered "Category B" requests. A proposal will qualify for "Category B" Request if it meets each of the provisions set forth below.

- That the housing, which is the subject of the request for reasonable accommodation, will be used by people with disabilities protected under fair housing laws;
- That the accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling;
- That the requested accommodation will not require a fundamental alteration to zoning laws, rules, policies, practices and procedures; and
- That the requested accommodation will not impose an undue financial or administrative burden on the City.

Residential Care Facilities

Residential care facilities include facilities that require a State license or are State-licensed for seven or more residents which provide twenty-four hour primarily nonmedical care and supervision as defined in the City's Planning Code. Occupancy of living accommodations by six or fewer residents are excluded and are treated as single-family dwellings. Residential care facilities are permitted by right in all residential zoning districts, subject to certain limitations, including requirement that they be located no closer than 300 feet from any other facility, and certain provisions related to traffic, parking demand generation, and noise not be substantially greater than normally generated by surrounding residential activities . Similarly, residential care facilities are conditionally permitted in several non-residential zones that also conditionally permit multifamily dwellings. Residential care facilities require one parking space for each three employees on site during the shift that has maximum staffing, and one space for each facility vehicle. Where more than two spaces are required, additional spaces beyond two may be provided in tandem.

Housing for Persons Experiencing Homelessness

Persons experiencing homelessness are identified as a special needs group and may require specialized forms of housing, including emergency shelters, transitional and supportive housing, low barrier navigation centers, and single room occupancy (SRO) units. The City also has 85 Project Homekey-funded sites. The following sections summarize City requirements for the various forms of housing that can meet the needs of the population experiencing homelessness.

Emergency Shelters

Emergency shelters include the provision of short-term housing, with or without a fee, to individuals and families who are homeless and who may require special services. According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds.

Emergency shelter for homeless individuals and families is permitted in eight areas throughout the City by-right, subject to objective development and location standards, which are codified in the Oakland Planning Code Section 17.103. These areas are displayed in Figure F-2 below. Additionally, emergency shelters are conditionally permitted in high-density residential zones and several commercial zones. Conditionally permitting alternative housing in all high-density residential zones and most commercial zones further increases housing opportunities and the feasibility of accommodating affordable housing in Oakland. Historically, the CUP process and conditions imposed have not created significant constraints to locating residential uses for special need groups in residential or commercial zones; rather it is the absence of a dependable source of funds for the social services agencies who provide these services which constrains the housing from being built.

Development of shelter facilities is further facilitated by a relaxation of parking standards well below those required for ordinary residential facilities, in recognition of the fact that most homeless persons do not have vehicles and thus a requirement for parking would be an unnecessary constraint. The City requires one parking space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle, consistent with requirements in AB 139.

Transitional, Supportive, and Semi-Transient Housing

The Oakland Planning Code defines transitional, supportive, and semi-transient housing as follows:

- **Transitional Housing:** includes housing configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from beginning of assistance. As noted in Tables F-4 through F-6, transitional housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan.

- **Supportive Housing:** includes housing with (a) no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by a target population (as defined in subdivision (g) of Government Code Section 65582). As noted in Tables F-4 through F-6, supportive housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan.

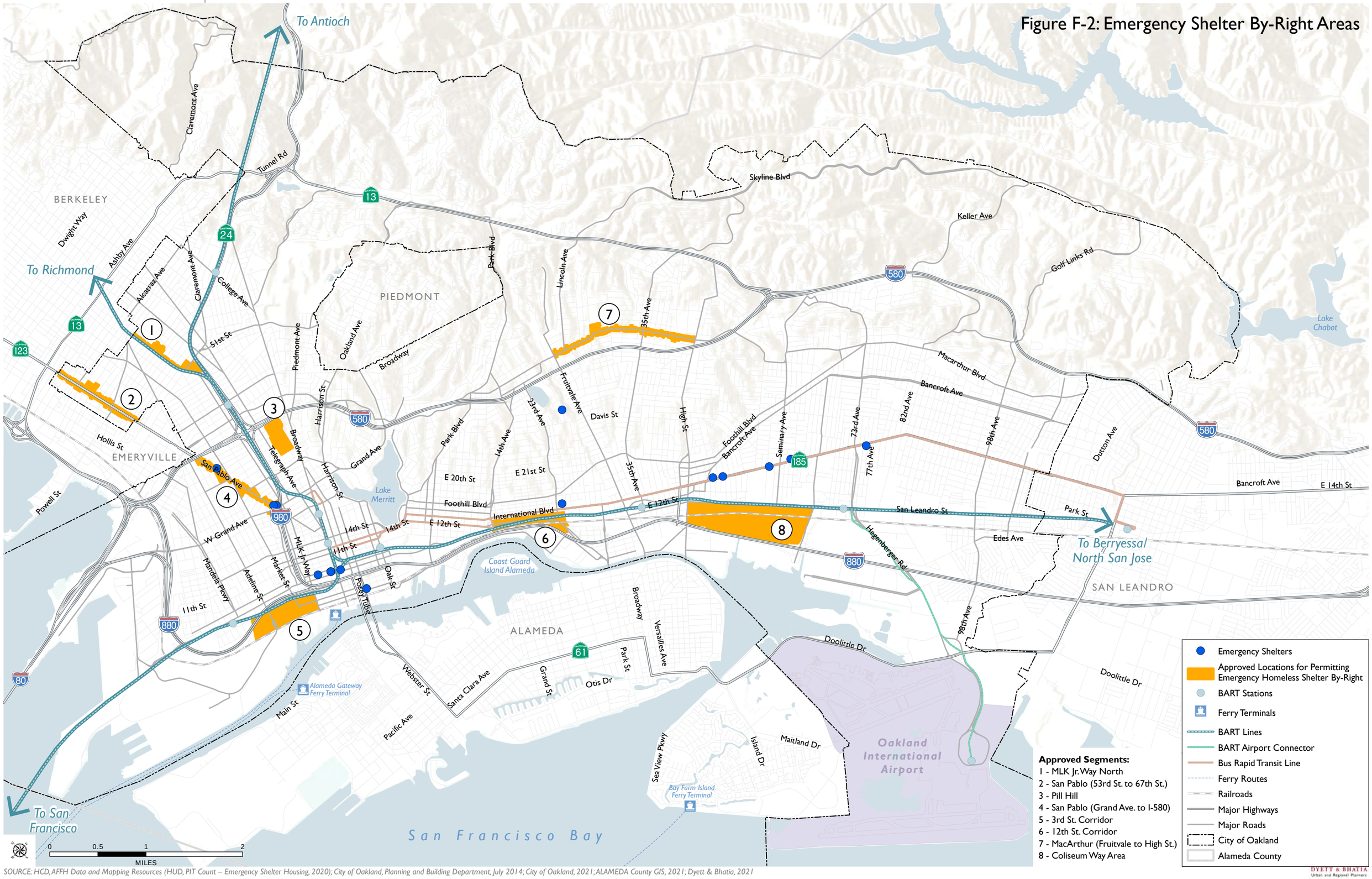
- **Semi-Transient Housing:** include the occupancy of living accommodations partly on a 30 days or longer basis and partly for a shorter time period, but with less than 30 percent of the living units under the same ownership or management on the same lot being occupied on a less-than-thirty-days basis; but exclude institutional living

arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylums, and prisons.

Low Barrier Navigation Centers

Recent State law, including AB 101, requires that low barrier navigation centers for persons experiencing homelessness be allowed by right and without any discretionary approval within the local jurisdiction. Currently, the City does not provide a definition for "low barrier navigation centers" nor does it provide specific regulations for the development of these facilities. The City will address this as part of the Housing Action Plan.

Figure F-2: Emergency Shelter By-Right Areas



Approved Segments:

1 - MLK Jr. Way North
2 - San Pablo (53rd St. to 67th St.)
3 - Pill Hill
4 - San Pablo (Grand Ave. to I-580)
5 - 3rd St. Corridor
6 - 12th St. Corridor
7 - MacArthur (Fruitvale to High St.)
8 - Coliseum Way Area

SOURCE: HCD, AFFH Data and Mapping Resources (HUD, PIT Count – Emergency Shelter Housing, 2020); City of Oakland, Planning and Building Department, July 2014; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Single Room Occupancy (SRO)

Single-room occupancy units (SROs)—called Residential Hotels in the Planning Code—are defined in accordance with California Health and Safety Code Section 50519, and refer to any building built before 1960 containing six or more rooming units, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, and where the entrances to the individual units are generally accessed via a shared lobby area.

SROs are an essential component of the city's supply of naturally occurring affordable housing, as they are a flexible and easily accessible form of housing that provides very-low-, and extremely-low-income residents the ability to remain in Oakland and avoid homelessness. To that end, on December 4, 2018, the Oakland City Council adopted new Planning Code Chapter 17.153, which regulates the conversion, demolition, rehabilitation, and sale of Residential Hotels to protect this important type of housing. The purpose of the chapter is to benefit the general public by minimizing the adverse impact on the housing supply and on displaced very-low- and extremely-low-income, elderly, and disabled persons, which results from the loss of SRO units as a naturally occurring affordable housing option. The ordinance has established a process for identifying and preparing a registry of known existing Residential Hotel Units, and regulates the demolition, conversion and rehabilitation of Residential Hotel Units.

The City has been able to successfully implement the ordinance following adoption. The Planning Bureau has largely gone through the process of confirming the status of individual properties as residential hotels, and has flagged all properties in the Accela permitting system. If the Planning & Building Department receives an application for renovations or other projects pertaining to these properties, the application is routed to appropriate Planning staff. Staff can then review the residential hotel certificate of status for the property and compare it to the proposal to see if it proposes any amenity rehabilitation that is prohibited under the ordinance, or whether it would require a CUP meeting the requirements under Planning Code Chapter 17.153 to provide equivalent low-income housing. There have not been any CUPs issued or sought under Chapter 17.153, which means that residential hotels have been successfully preserved in their status quo. There have been some applications for amenity rehabilitation, often in buildings that have been vacant for 10 or more years.

Farmworker Housing

As discussed in Appendix B, farming is not a major industry in Oakland with only 0.5 percent of Oakland's labor force employed in the "agriculture, forestry, fishing and hunting" industry in 2019. The city is located in a highly urbanized area with no working farms within or adjacent to city limits. Oakland's stock of affordable housing is available to any farmworkers that may reside in the city. Since all affordable housing units are available to farmworkers in Oakland, it is not necessary for the City to establish a specific program or funding for farmworker housing.

PERMITS AND PROCESSING PROCEDURES

Residential Permit Processing

Housing development can be constrained by long permit processing timelines, which can create uncertainty, increase overall project costs, and ultimately make a project infeasible. A ministerial approval provides the shortest timeline, while a discretionary approval, particularly those with review in front of several adjudicatory bodies, can significantly add to the time required. The necessary approval process depends on several factors, including the applicable zoning district, the project type, size, and complexity, and the degree to which the project is seeking modifications to the applicable development standards such as through variances, conditional use permits, rezoning, or general plan amendments. This section explores the typical process for a development application in Oakland, including when discretionary approval is required.

The City of Oakland administers the permit process through the Planning and Building Department. Basic steps that are typically required in the approval process include the following:

- **Pre-Application Meeting.** Proposals that involve multiple permit approvals or complex design considerations is typically initiated through a voluntary pre-application review process. The Pre-Application meeting involves the review of preliminary plans and photographs of a proposed project. At this time, staff will evaluate the proposal, review compliance with the General Plan and Planning Code, determine appropriate applications and fees, offer comments on the proposal to meet the General Plan objectives and Planning Code development standards, identify related non-planning issues, and describe the permit process and timeline.

- **Application for Development Review.** The Basic Application for Development Review is an application form filed to accompany all zoning permit applications, and is submitted along with site plans and/or other data to the Planning and Building Department. Significant discretionary actions are the subject of a public hearing before one of several hearing bodies, depending on the specific action.

- **Supplemental Planning Forms.** Most project applications require supplemental forms including findings for CUPs, design review, and variances.

- **Environmental Review.** Pursuant to the California Environmental Quality Act, projects are required to undergo environmental review to identify significant environmental impacts. Infill development consistent with the General Plan and zoning requirements may be exempt from such review. Depending on project size, environmental review typically takes between 6 and 9 months for projects consistent with the Oakland General Plan and between 12 and 36 months for more complex projects.

The time required to process an application depends primarily on the permit type, size, and complexity of the project and the number of approvals required. Typical timelines for

common applications, as well as the relevant approval body, are provided below in Table F-17.

Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. Generally, the City streamlines processes for the issuance of zoning and building permits for affordable housing projects. The City prioritizes affordable housing development during the entitlement process, and actively works with affordable housing developments to ensure that projects can smoothly go through the entire approval process. However, there is limited staff capacity to review projects which can increase the time required for permit approval. Affordable housing developers have emphasized the need for permit streamlining, approving projects by right, reducing permitting costs, and facilitating development on smaller sites.

Table F-17: Application Processing Times, 2022

Application Type	*Approval Body*	*Typical Processing Time*[1]
Residential Design Review	Director of City Planning	9 months
Tentative Parcel Map	Director of City Planning	9-12 months
Parcel Map	City Engineer	5-9 months
Tentative Subdivision Map	Planning Commission	12 months
Final Subdivision Map	City Council	9-15 months
Major Conditional Use Permit	Planning Commission	9-12 months
Minor Conditional Use Permit	Director of City Planning	9 months
Planned Unit Development	Planning Commission	2 years
Development Agreement	Planning Commission & City Council	3 years
Variance—Major	Planning Commission	9-12 months
Variance—Minor	Director of City Planning	9 months
General Plan Amendment	Planning Commission & City Council	2-3 years
Rezone	Planning Commission & City Council	2-3 years

1. Does not include appeals.

Source: City of Oakland, 2022

Depending on project type and applicable zoning, a project application may be subject to discretionary review. As noted in Table F-4, single-family dwellings are permitted by right in almost every residential zoning district. Two-family dwellings require a CUP in the RD-2 and RM-1 districts, while multifamily dwellings require a CUP in the RM-2 and RM-3 districts. The most common forms of discretionary review and the general ministerial review process are described in further detail below.

Ministerial Review

Projects subject to ministerial review are permitted by right, meaning development approvals require little or no personal judgement by a public official and are granted through reference to objective standards. Although there are a variety of zoning districts in Oakland that permit multifamily development without a conditional use permit, most residential

developments are subject to design review – a discretionary process discussed further below. Projects that are currently subject to by right review that is not subject to CEQA are limited to ADUs, affordable housing and supportive housing streamlining projects (SB 35 and AB 2162), and SB 9 lot splits. Efforts to expand by-right procedures, including for Low Barrier Navigation Centers and affordable developments, are provided in the Housing Action Plan.

Affordable housing developments under Government Code Section 65913.4, commonly referred to as an SB 35 project, are subject to streamlined, ministerial approval. The City processed its first SB 35 affordable housing application in 2018. The City maintains and regularly updates an SB 35 streamlining checklist on its website.[12] Prior to submitting an application for streamlined ministerial approval under SB 35, an applicant must first submit a notice of intent pre-application to the City, which commences the tribal scoping consultation process in accordance with AB 168. Only when the tribal scoping consultation is completed may an applicant submit an application for streamlined ministerial approval. Approvals must be completed within 90 days of submittal (for proposed projects involving 150 or fewer units) or 180 days of submittal (for proposed projects containing more than 150 housing units). As ministerial approvals, these projects are not subject to CEQA under CEQA Guidelines Section 15268.

Design Review

On December 19, 2006, the Oakland City Council adopted design review-related amendments to the Oakland Planning Code (Title 17). The design review framework reduces the number of different review procedures and uniformly applies those procedures citywide. Design review is intended to address the compatibility of new construction and additions with surrounding development and preserve the architectural quality of Oakland's housing stock. There are two types of residential design review processes – regular design review and small project design review (SPDR). Historic properties and landmarks may be subject to additional regulations. Applications for design review are processed concurrently with other planning permits.

Regular design review is required for the construction of all new dwelling units, except for secondary units (i.e., ADUs) and those deemed exempt pursuant to Oakland Planning Code Section 17.136.025. Regular design review is a full review process that involves notification to all owners of property within 300 feet of the proposed project. The decision on a regular design review application can be appealed to the City Planning Commission or its Residential Appeals Committee. Projects are reviewed against a set of adopted residential design criteria as well as special design review findings of the individual zoning districts.

Regular design review applicants may submit for pre-application review, and may be requested to do so if the project is of a larger scale or involves a significant policy issue. As noted in Table F-17, residential design review is considered by the Director of City Planning. Residential design review approval may be granted only if the proposal conforms to all of the

[12] https://cao-94612.s3.amazonaws.com/documents/2021-New-Construction-NOFA-SB-35-Streamlining-Checklist-PDF.pdf

following general design review criteria, as well as to any and all other applicable design review criteria:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;

3. That the proposed design will be sensitive to the topography and landscape;

4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill; and

5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

SPDR applies to all additions citywide of more than 10 percent, but not more than 1,000 square feet or 100 percent of the total floor area or footprint on site, whichever is less. There are three tracks for SPDR approval – based on whether a proposal involves a local register property and the size of an upper-story addition. SPDR was designed to have a quicker turnaround time than other types of zoning permits, including regular design review. A final decision on an application is usually made at the zoning counter, unless the proposal involves an upper-story addition of more than 250 square feet. For SPDR proposals involving an upper-story addition of more than 250 square feet, applicants are required to provide public notice of the project by displaying a large notice poster at the project site and by mailing notice along with a copy of the plans to all adjacent neighbors and properties directly across the street. There is no appeal of the SPDR decision, and approval shall be granted to applications that meet the following criteria:

1. That for Nonresidential Facilities and the nonresidential portions of Mixed-Use Development projects, the proposed design conforms with the adopted checklist criteria for nonresidential facilities, as may be amended;

2. That for Residential Facilities with one or two primary dwelling units and the residential portions of Mixed-Use Development projects with one or two primary dwelling units, the proposed design conforms with the adopted checklist criteria for facilities with one to two primary dwelling units, as may be amended;

3. That for Residential Facilities with three or more living units and the residential portions of Mixed-Use Development projects with three or more dwelling units, the proposed design conforms with the adopted checklist criteria for facilities with three or more living units, as may be amended; and

4. That for Local Register Properties, the proposed project will not substantially impair the visual, architectural, or historic value of the affected site or facility.

Projects that involve designated historic properties are reviewed by the Landmarks Preservation Advisory Board. Design review of these properties is conducted concurrently with one of the design review procedures described above.

Design review can increase the approval timeline of a project significantly, especially when approval criteria are subjective. In Oakland, case by case design review of single-family homes and single-family home additions can create a bottleneck in the permitting process and diverts resources from other planning efforts. Further, State law requires that jurisdictions review new multifamily and residential mixed-use developments ministerially against objective standards. The City has already started a process to develop procedures, regulations, and objective design and development standards to streamline the approval of housing. These standards will have a particular focus on much-needed affordable housing projects in transit-rich areas. This effort is described further as part of the Housing Action Plan.

Historic Preservation

Oakland has a program for officially designating select landmarks and preservation districts, based on a set of a graduated system of ratings, designation programs, regulations, and incentives proportioned to each property's importance as established in the Historic Preservation Element. Landmarks and preservation districts—also referred to as S-7 and S-20 Zones—are nominated by owners, the City, or the public and are designated after public hearings by the Landmarks Board, Planning Commission, and City Council. Since the program began in 1973, about 140 individual landmarks have been designated, out of nearly 100,000 buildings in Oakland. There are currently nine designated preservation districts containing about 1,500 buildings. They include Preservation Park, Old Oakland-Victorian Row, and the Bellevue-Staten Apartment District along Lake Merritt in Adams Point, and Sheffield Village. Also included are Oak Center Historic District and 7th Street Commercial District in West Oakland.

The Landmarks Preservation Advisory Board or its staff reviews changes to any designated properties. The Board also advises on projects involving other historic properties. Design review for any modifications to these structures is conducted concurrently with the regular project review but may need to take into account the Board's monthly meeting schedule. A project that respects the historic character of the resource (e.g., by following the Secretary of the Interior's Standards for Rehabilitation) will have a faster and smoother review process. Design review fees are waived for Designated Historic Properties.

CEQA requires review of impacts on major historic resources. Demolition of a CEQA-level historic resource requires the preparation of an environmental impact review document. The City's requirements are consistent with State law. Many housing development projects use federal funds and require Section 106/National Historical Preservation Act review to avoid adverse effects on historic resources.

Conditional Use Permits (CUPs)

The Planning Code allows two types of uses in each zoning district: permitted and conditional uses. CUPs help ensure the proper integration of uses and neighborhood compatibility and give the City flexibility if special conditions of approval are required. An application for a major CUP is considered by the Planning Commission at a noticed public hearing, while a minor CUP is subject to approval by the Director of City Planning. Minor CUP decisions can be appealed to the Planning Commission, while major CUP decisions can be appealed to the City Council. For a major CUP, the Commission decides whether the proposal is consistent with general use permit criteria, and has the authority to grant or deny the application. In order to grant a use permit, pursuant to Planning Code Section 17.134.050, the Planning Commission must make the following findings:

- That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

- That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;

- That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

- That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;

- That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council; and

- For proposals involving a One- or Two-Family Residential Facility: If the CUP concerns a regulation governing maximum height, minimum yards, maximum lot coverage, or maximum FAR, the proposal also conforms with at least one of the following additional criteria:

  – The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or

- At least sixty percent (60%) of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any CUP.

As noted previously, most residential projects do not require a CUP in residential zoning districts. The requirement of a CUP for multifamily dwellings in the RM-2 and RM-3 districts, both of which permit small multifamily developments, is a constraint. The criteria for approval of a CUP in these districts is relatively subjective, which may especially prove a hinderance to affordable housing projects. Further, a CUP in the RM-3 district may only be granted upon determination that the proposal conforms to additional criteria involving impacts on the adjoining property and surrounding neighborhood, which include privacy, safety, and residential amenity considerations.

Planned Unit Development (PUD)

The planned unit development (PUD) procedure encourages design flexibility and offers varying special bonuses for worthwhile projects. This process is used to review a large integrated development that is appropriately designed for a single tract of land or contiguous parcels when there is one common owner.

PUDs require a development plan, which is considered for approval by the Planning Commission at a noticed public hearing. Commission findings are based on requirements set forth in Planning Code Section 17.140.080 and PUD regulations established in Planning Code Chapter 17.142. Applicants can appeal a Commission decision to the City Council within 10 calendar days. The PUD process applies to all rezone proposals, changes to the text of the Subdivision Ordinance, revisions to development control maps, or proposals affecting designated landmark or landmark sites.

Development Agreement

An application for a development agreement is heard by the City Planning Commission at a noticed public hearing. The Commission forwards its recommendations to the City Council within ten days. The City Council reviews the recommendation of the Planning Commission and may approve or disapprove the proposed development agreement or approve it with changes and/or conditions. The decision of the Council is final.

Environmental Review

Discretionary review of development projects, including residential development projects, are subject to CEQA. In general, CEQA requires the City to consider the potential environmental impacts of a development before approving the project. The process is intended to inform decisionmakers and the public about potential environmental impacts of proposed activities, and to identify ways to avoid or reduce those impacts. Projects that are

required to prepare a comprehensive environmental evaluation, known as an Environmental Impact Report (EIR), experience a prolonged approval time. Further, the potential for appeals of project under CEQA, and even CEQA lawsuits, create additional uncertainty for residential projects.

To the greatest extent possible, Oakland utilizes applicable categorical exemptions and streamlining provisions of CEQA for infill development projects that are consistent with existing land use general plan standards. Oakland has developed several specific plans, described above, and have prepared environmental impact reports for those plans that can be relied upon for residential projects that are proposed within the specific plan area. Categorical exemptions are available for the classes of projects generally considered not to have potential for impacts on the environment and are provided in CEQA Guidelines Sections 15300-15333. However, categorical exemptions are not available for projects when the project is located in a particularly sensitive environment, the cumulative impact of successive projects of the same time in the same place over time is significant, the project is located on a hazardous waste site, the project may cause a substantial adverse change in the significance of a historical resource, or where there is a reasonable possibility that the project will have significant effects on the environment due to other unusual circumstances.

Building Permits

The time between entitlement and applying for a building permit generally depends on the size of a project. Typically, this timeline is six months for a one- to four-unit project, nine months for a five- to 99-unit project, and one year for a project over 100 units. A review of residential projects that received planning approvals between January 2018 and January 2022 shows that building permits for those projects were approved on average about 279 days after receiving the planning approval. Multifamily and single-family projects had similar timelines – 286 days and 260 days, respectively. Affordable projects had significantly longer timelines compared to market rate projects (941 days and 251 days, respectively), which reflects both the length of time required to secure financing and the complexity associated with the generally higher-density nature of such projects in Oakland.

As discussed above, there are multiple steps involved in the building permit approval process, including Plan Check and Fire Prevention Bureau review. Review times vary depending on the complexity of the project. Developers can check their permit status on the City's Online Permit Center.[13] Average permit processing turnaround times are provided in Table F-18 below.

[13] https://aca-prod.accela.com/OAKLAND/Default.aspx

Table F-18: Average Permit Processing Turnaround Times, 2022

Permit/Review Type	*Typical Processing Time*
Planning and Zoning Counter Review[1]	2 weeks
Over the Counter (OTC) Permits[2]	2-3 weeks
Permits with assigned Plan Check	Up to 8 weeks
Windows, Kitchen/Bath Remodels[3]	Up to 5 days for review
Mechanical, Electrical, or Plumbing Permits (MEPs)	Up to 5 days for review
Solar Energy Systems	Up to 10 days for review
ADUs with assigned Plan Check	Up to 3 weeks for creation and submittal review
Final Plan Check[4]	5-7 weeks
Issuance of Permit[5]	Up to 5 days

1. Processing times apply to the creation and review for most application types (DRX, ZC, DET, DS).
2. OTC Permits that require Plan Check take up to 7 weeks.
3. No wall change, water heater replacement, and no Plan Check required (requires no appointments).
4. After Plan Check approval.
5. Once payment is received, final plan check is completed, signed declarations have been returned, and fire and construction and recycling is completed.

Source: City of Oakland, Planning and Building Department, January 7, 2022

Consistency with the Housing Accountability Act

The California Housing Accountability Act was enacted in 1982 with the goal of "meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects." The Act has been amended in recent years with the goal of clarifying its requirements, achieving broader compliance and imposing greater consequences for noncompliance. Among the new requirements is that the City review completed housing applications for consistency with applicable objective development standards within 30 days after an application for a discretionary action has been deemed complete if the proposed project has less than 150 units, or within 60 days if the project has more than 150 units. If the City does not provide an applicant with written documentation explaining how the project is inconsistent with objective standards, then the project is deemed consistent with that requirement. The City has incorporated this practice into its project review.

Consistency with the Housing Crisis Act

The Housing Crisis Act of 2019 amended existing State planning and zoning laws with the objectives of increasing housing production of housing, preserving existing units, and protecting current tenants. Oakland has taken a number of steps to implement SB 330. First, Oakland Planning has created a Vesting Preliminary Application form to implement the Vesting Preliminary Application process, a State-mandated application process available to all housing development projects intended to provide certainty to an applicant by locking in the development requirements, standards, and fees applicable to a project at the time a Vesting Preliminary Application is submitted. Second, Oakland Planning has updated its Basic

Application for Development Review to require that applicants include information regarding existing tenants and protected units at the site proposed for development and to include supporting documentation. Satisfaction of the replacement unit and obligations is implemented through City of Oakland Standard Conditions of Approval in a manner substantially similar to the condition imposed on density bonus projects. Finally, Planning has created a standard operating procedure bulletin providing staff with background on the additional requirements newly created under the Housing Crisis Act to ensure consistency in implementation.

Typical Residential Densities

Pursuant to State law, jurisdictions must assess requests to develop housing at lower than anticipated densities. Based on the survey of recently approved projects between 2018 and 2021 included in Appendix C, most projects in Oakland develop near or above the maximum permitted density. On average, projects that received a building permit during this period developed at 92.7 percent of permitted density by zone and building height area. Further, projects that received planning approvals but have not yet developed were approved to develop at 215.9 percent of permitted density by zone and building height area – largely due to the use of density bonus provisions.

PERMIT AND DEVELOPMENT FEES

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by State law, which requires that "a public agency may not charge applicants a fee that exceeds the amount reasonably necessary" to provide basic permit processing services (California Government Code Sec. 65943 (e)).

Typical Fees

On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. Fees for water and sewer services are charged by the East Bay Municipal Utility District (EBMUD). Although the City has no direct responsibility for the fees or services provided, Oakland does work with EBMUD on its development review processes to ensure that fees are reasonable, are related to the impacts created by new development, and that new development can be served by EBMUD.

Three example developments are used in Table F-19 to illustrate the total cost of fees for planning, building and infrastructure. The market value for these developments is derived from the applicable Zillow Home Value Index (ZHVI) as discussed in Appendix B, and all units are assumed to be market rate. These example developments are defined as follows:

- Single-family: One 1,850 square-foot, three-bedroom, two-bath, and two-story home with one parking space and an assumed market value of $966,329.

- Small Multifamily: A five-unit, 4,250 square-foot, and two-story development with two parking spaces and an assumed total market value of $2,867,505; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

- Large Multifamily: A 40-unit, 34,000 square-foot, and five-story development with 22 parking spaces and an assumed total market value of $22,940,040; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

Table F-19 below summarizes the major local costs that a developer would have to bear in undertaking a new residential development in Oakland. It should be noted that this is not a comprehensive list of all fees, but rather a reflection of fees that are typically required.

Depending on the Impact Fee Zone, typical fees for a single-family project would be between $95,927 to $114,881 including utility service charges. Typical fees (including utilities) for a large multifamily project would be between $2,319,365 to $2,782,685, or $57,984 to $69,567 per unit. For a small multifamily project, these fees would be between $345,033 to $402,948, or $69,007 to $80,590 per unit.

Table F-19: Typical Permit and Development Fees, 2022

Fee Type	*Single-Family*[1]	*Small Multifamily*[1]	*Large Multifamily*[1]
Building Plan Check, Permit, and Inspection Fees			
Inspection Fee	$7,582	$19,406	$144,260
Plan Check Routed	$9,477	$24,257	$180,325
General Plan Update	$5,798	$17,205	$137,640
SMIP	$271	$803	$6,423
Process Coordination	$227	$582	$4,328
Zoning Conditions	$1,855	$6,890	$17,640
Zoning Inspections	$1,180	$3,251	$10,000
Site Plan Review; Parking Review; Site Monitoring	$1,645	$1,645	$1,915
Certificate of Occupancy	$762	$762	$762
Address Fee	$53	$53	$53
Bedroom Tax (OA -08721)	$300	$500	$4,000
Application Fee	$76	$76	$76
Field Check	$218	$218	$218
CBSC	$38	$114	$917
Plumbing Inspections	$1,137	$2,911	$21,639
Electrical Inspections	$1,137	$2,911	$21,639
Mechanical Inspections	$1,137	$2,911	$21,639
Infrastructure, Impact, and District Fees			
City Impact Fee—Records Management & Technology Enhancement 14.75%	$5,965	$15,021	$105,048
City Impact Fee—Affordable Housing[2]	$8,424 – $24,219	$63,180 – $115,830	$505,440 – $926,640
City Impact Fee—Capital Improvement[2]	$1,053 – $4,212	$1,315 – $6,580	$10,520 – $52,640
City Impact Fee—Transportation	$1,053	$3,950	$31,600
City Impact Fee—School Tax (School Tax 97% + School Tax City 3%)	$6,438	$17,340	$118,320
City Sewer Laterals—New Building Connection including tap inspection	$1,043	$1,043	$1,043

Table F-19: Typical Permit and Development Fees, 2022

Fee Type	*Single-Family*[1]	*Small Multifamily*[1]	*Large Multifamily*[1]
EBMUD—Installation Fee[3]	$14,898	$74,490	$595,920
EBMUD—System Capacity Charge[3]	$21,250	$73,900	$295,600
EBMUD—Wastewater Capacity Fee[3]	$2,850	$10,000	$80,000
EBMUD—Account Fee[3]	$60	$300	$2,400
Total Project Fees	**$95,927 – $114,881**	**$345,033 – $402,948**	**$2,319,365 – $2,782,685**
Total Fees per Unit	**$95,927 – $114,881**	**$69,007 – $80,690**	**$57,583 – $69,166**

1. Fees are rounded to the nearest dollar.
2. Total fees depend on which Impact Fee Zone the project is located in.
3. Assumes a paved 1-1/2" lateral, calculated for Principal Region 1. One meter per unit, and fees are per unit.

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, January 2022; EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021

Assessment of City Fees

See Table F-20 for a comparison of typical planning and impact fees between Oakland and other Bay Area cities, including Berkeley, Emeryville, Richmond, San Francisco, and San Jose.[14] The project types assessed are equivalent to those assumed for Table F-19 above. Utilities and environmental review costs are not considered in this comparison. It should be noted that the estimates provided in Table F-20 do not provide a comprehensive overview of all fees but rather a comparison of typical fees.

Table F-20: Bay Area Residential Fees, 2021

City	*Typical Single-Family*		*Typical Small Multifamily*		*Typical Large Multifamily*	
	Total Project	*Fees per Unit*	*Total Project*	*Fees per Unit*	*Total Project*	*Fees per Unit*
Oakland[1]	$64,782	$64,782	$210,453	$21,045	$1,570,564	$39,264
Berkeley[2]	$85,078	$85,078	$531,787	$53,179	$2,663,761	$66,594
Emeryville[3]	$38,766	$38,766	$459,138	$45,914	$2,191,520	$54,788
Richmond[4]	$79,474	$79,474	$246,449	$24,645	$1,702,559	$42,564
San Francisco[5]	$32,122	$32,122	$268,271	$26,827	$2,983,884	$74,597
San Jose[6]	$67,291	$67,291	$257,428	$25,743	$2,487,047	$62,176

1. Does not include utilities (i.e., EBMUD and sewer fees) and assumes the average fee across the three Impact Zones.
2. Includes the following fees: Permit Fee, Plan Check Fee, Fire Plan Check Fee, Title 24 Disabled Access Fee, Title 24 Energy Compliance Fee, Community Planning Fee, Sustainable Development Fee, Technology Enhancement Fee, Building Standards Fee, Strong Motion Instrumentation Fee, Filing Fee, Affordable Housing Mitigation Fee.
3. Includes the following fees: Building Permit, General Plan Maintenance, Technology Fee, Plan Check, Energy Conservation, Electrical/Plumbing/Mechanical Permits, SMIP, School Fees, CBSC Fees, Impact Fees (Affordable Housing, Park and Recreation Facility, and Transportation Facility).
4. Includes the following fees: Inclusionary Housing Fee (In-Lieu Fee), Park Land Dedication Fee, STMP Fee, CBSC Fee, SMIP Fee, Public Art Fee, Residential Rental Dwelling Unit Inspection and Maintenance Fee, Code Compliance Inspection Fee, Building Permit Fees – Filing, Building Permit Tech Fee, Building Permit, Comprehensive Planning Fee, Plan Check, Electrical Permit Fees, Plumbing Permit Fees, Mechanical Permit Fees.
5. Includes the following fees: Building Permit Planning Review, Preliminary Project Assessment, Pre-Application Meeting, Transportation Demand Management (TDM) Program, Inclusionary Affordable Housing Fee, Child Care Fee, School Impact Fee, Transportation Sustainability Fee (TSF).

[14] Comparison fees are based on Oakland's July 2021 Master Fee Schedule—which differs from estimates provided in Table F-19—to provide a more accurate comparison across jurisdictions.

6. Includes the following fees: Residential Site or Planned Development Permit or Amendment, Planning Permit Conformance, Zoning and Use Conformance, Plot Plan Review, Single-Family House Permits, Building Permit Fees, Electrical/Plumbing/Mechanical Permit Fees, Commercial/Residential/Mobile Home Park Construction Tax, Building and Structure Construction Tax, Residential Construction Tax, Construction Tax, SMIPA, BSARF, Inclusionary Housing Ordinance (IHO).

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021; City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020; City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021; City of Richmond, Master Fee Schedule, July 2020; City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021; City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021

Oakland fees are comparable to those of neighboring jurisdictions, and for typical small and large multifamily development, the lowest of the neighboring or larger regional cities, as shown Table F-20. In Oakland, ADUs and affordable housing projects are exempt from Affordable Housing Impact Fees and the Capital Improvements Impact Fee, while ADUs are also exempt from the Transportation Impact Fee. The City provides financial assistance to affordable housing projects by paying fees from one or more housing fund sources, such as Community Development Block Grant (CDBG) funds or HOME program funds. Permit and other development fees are eligible costs that can be funded through these sources.

TRANSPARENCY IN DEVELOPMENT REGULATIONS

Under State Government Code Section 65940.1, the City is obligated to provide transparency in publicizing land use controls and fees. The City's website provides a variety of resources to assist interested parties in navigating the development process. Planning and building permit fees, including the Master Fee Schedule, as well as project requirements are posted under the Planning and Building Department's webpage.[15] This page also provides access to other zoning and City plan requirements, design guidelines, forms and codes, and impact fee reports. Contact information, including a phone number and email address, is also provided at the bottom of the page.

The City actively solicits input and feedback on ways to improve planning, land use and zoning practices from practitioners and stakeholders. This has been very effective in the past, and the City will continue to engage in such outreach.

F.2 Non-Governmental Constraints

Fundamentally, the City is only one of many actors involved in the development of housing with limited control. While the City plans for sites and provides programs, the actual production, availability, and cost of housing in Oakland is significantly impacted by non-governmental factors, many of which are common to other similar cities in the Bay Area, including the high cost of construction and greater difficulties of producing housing through redevelopment in an already-developed, central city such as Oakland.

[15] https://www.oaklandca.gov/topics/planning-and-building-permit-fees

ENVIRONMENTAL CONSTRAINTS

The most noteworthy environmental constraints in Oakland include the following:

- **Geology/seismicity.** The Hayward Fault, located at the base of the hills on the eastern edge of the City, has a 31.0 percent chance of producing a major earthquake within the next 30 years and would cause significant damage.[16] The Fault Zone is along the hills and does not include significant development sites and is thus not a major constraint to housing. In the event of an earthquake, soil liquefaction is also a major concern in Oakland. The flat-land areas of Oakland are at the highest risk of liquefaction.

- **Sea-level rise.** Low-lying coastal residential areas, the Port of Oakland, the former Oakland Army Base, and a variety of low-lying areas near the Coliseum, Oakland International Airport, and Interstate 880 are most at risk of coastal flooding. According to the Bay Conservation and Development Commission, Oakland is expected to experience 12 to 24 inches of sea level rise by 2050 and 36 to 66 inches of sea level rise by the year 2100. Almost all areas that would be subject to sea level rise are zoned for industrial rather than residential use; thus sea level rise is not a significant constraint for housing.

- **Hydrology and flooding.** The combination of higher tides due to sea level rise and larger storms with Oakland's aging stormwater drainage systems may lead to significant increases in both coastal and urban flooding and flood damage. Low-lying areas, such as the Coliseum, West Oakland, and Jack London neighborhoods, are particularly vulnerable to coastal (Bay) and urban floods. However, the vast majority of land located within the Federal Emergency Management Agency's (FEMA) 100-year flood zone does not permit residential uses; thus flooding is not a significant constraint for housing.

- **Air and noise quality.** Through Community Air Risk Evaluation (CARE) Program, the Bay Area Air Quality Management District (BAAQMD) identified East and West Oakland as communities disproportionately impacted by air pollution in the Bay Area. Residential areas adjacent to industrial areas or major highways tend to experience worse air quality impacts. Title 24 and City regulations require air filtering and other methods to promote indoor air quality in new construction, and development adjacent to freeways would also require noise insulation to ensure indoor noise levels in compliance with the State Building Code. While these are not constraints to development, they do result in increased development costs. Poor air and noise quality also results in lower appeal to some potential buyers or renters. While not necessarily a development constraint, poor air and noise quality have significant severe health disparities in existing Environmental Justice (EJ) neighborhoods, which is explored further in the EJ Element and Safety Element.

[16] *Resilient Oakland Playbook*, October 10, 2016. See report at https://cao-94612.s3.amazonaws.com/documents/OAK061006.pdf

- **Wildfire.** Wildfire hazards are particularly acute in the Oakland Hills, and the Oakland Hills Firestorm of 1991 was the most destructive fire in California history. Oakland is at extreme risk for future wildfires due to the increased frequency of droughts and higher heats caused by climate change. Virtually the entirety of the Oakland Hills has been designated as a Very High Fire Hazard Severity Zone (VHFSV). Due to the danger posed by wildfires, including blocked evacuation routes, the hills are generally not a suitable location for higher density housing.

- **Airport hazards.** Land adjacent to the Oakland International Airport is governed by the development restrictions laid out in the Oakland International Airport Land Use Compatibility Plan (ALUCP). Residential development criteria depends upon the applicable Safety Zone, and the maximum community noise equivalent level (CNEL) considered acceptable for new residential uses in the vicinity of the airport is anything less than 65 CNEL. Further, any proposed development taller than 200 feet is subject to review pursuant to the ALUCP. No sites included in the 2023-2031 Housing Sites Inventory are located within an Airport Safety Zone.

- **Hazardous materials.** As a dense urban center with long-established industrial areas in West and East Oakland, and extensive freeway and rail networks, Oakland faces the risk of a transportation-related or other hazardous materials incident, such as a fire, explosion, spill or accidental gas release. While hazardous material incidents can happen anywhere, certain areas of the City are particularly vulnerable to these hazards, particularly residents near industrial zones and along interstate highways. Sites, especially those where formerly industrial or other uses (such as gas stations) may have caused ground contamination, would require expensive mitigation efforts prior to development.

The City proactively addresses problems associated with environmental hazards, including providing assistance in financing and cleanup activities to interested developers. The City's 2021-2026 Local Hazard Mitigation Plan (LHMP) both assessed the risks to the City and people of Oakland from both natural and human-caused hazards, and provided an implementation plan to reduce those risks. The City's Safety Element is also being updated in parallel with the Housing Element to ensure that environmental conditions are fully reflected in planning for housing, and ensuring public health and safety.

INFRASTRUCTURE CONSTRAINTS

Water and Sewer Services

EBMUD provides water services for Alameda and Contra Costa counties, and charges fees for water and sewer services. According to EBMUD's 2020 Water Shortage Contingency Plan (WSCP), under base condition assumptions, EBMUD can meet customer demand (including residential demand) out to 2050 during normal years and single dry years; however, during multi-year droughts, even with customer demand reduction measures in place, EBMUD will need to obtain supplemental supplies to meet customer demands. Growth projections in EBMUD's future water demand reflects residential need projections provided by the Association of Bay Area Governments (ABAG), Plan Bay Area, and local land use agencies.

Oakland Public Work's Bureau of Design and Construction and Bureau of Maintenance and Internal Services owns and operates over 934 miles of sewer mains, 28,554 sewer structures, and 11 pump stations. Most of the system is more than 50 years old, and some parts are as old as 100 years. Oakland does not own or operate wastewater treatment facilities. Wastewater from homes and businesses is collected through the City's sewer collection system and flows into EBMUD's interceptor system, where it is conveyed to their treatment plant.

The development of the City's Sanitary Sewer Master Plan is currently underway, which seeks to repair aged sanitary sewer infrastructures (mainly pipes and maintenance holes) and to reduce stormwater intrusion and sanitary sewer overflows to protect public health. The master plan will provide technical guidance to both the sanitary sewer rehabilitation capital improvement program (CIP) and the sanitary sewer operation and maintenance program (O&M) in compliance with the 2014 Consent Decree for the next 17 years. The master plan project incorporates equity factors into the prioritization plan, applies risk-based analytical approach while mitigating inflow/infiltration issues effectively and efficiently, and updates the sewer hydraulic model from large to small diameter pipes.

The draft Housing Element was provided to EBMUD on May 12th, 2022 to solicit input and coordinate efforts prior to adoption per HCD guidance. In accordance with Section 65589.7 of the California Government Code, the adopted Housing Element will also be delivered to EBMUD. Per the 2020 Urban Water Management Plan (UWMP), EBMUD's Board of Directors approved Policy 3.07 which ensures that priority for new water service connections during restrictive periods is given to proposed developments within EBMUD's existing service area that include housing units affordable to lower-income households in accordance with California Government Code 65589.7. Policy 3.07 also states that EBMUD will not deny an application for services to a proposed development that includes affordable housing unless certain specific conditions are met which could include a water shortage emergency condition, or if EBMUD is subject to a compliance order by the Department of Public Health that prohibits new water connections. Based on the requirement to provide priority to developments that include housing units affordable to lower-income households, Policy 3.07 assures that the portion of overall water demands for lower-income households can be met.

Under typical conditions, there is sufficient water and sewer capacity to meet Oakland's future housing needs.

Dry Utilities

Oakland, as well as the entire nine-county Bay Area, is served by the Pacific Gas and Electric Company (PG&E), an investor-owned utility company that provides electricity and natural gas supplies and services throughout a vast service area in Northern California. East Bay Community Energy (EBCE) is a community-governed, local power supplier that provides low-carbon electricity to Oakland residents and businesses under Alameda County's community choice energy (CCE) program at rates that are lower or comparable to PG&E's rates. EBCE's standard electricity product that has a higher renewable energy content than PG&E at rates marginally lower than PG&E's base offering. It also provides a 100 percent renewable product

at a rate equivalent to PG&E's base offering. Further, internet connections in the city are provided by Comcast.

MARKET CONSTRAINTS

Land Costs

Market prices for land are high in the desirable, high-cost San Francisco Bay Area. As evidenced in Appendix B, housing costs have continued to dramatically increase since recovering from the 2008 financial crisis. The desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand is increasing for housing close to employment centers such as Oakland and San Francisco and is likely to continue to be relatively strong given the demand for locations near urban centers. Additionally, Oakland's urban character and comparatively lower costs have made the city an increasingly desirable alternative to higher-cost areas nearby, particularly to San Francisco across the bay – Oakland has the second fastest population increase (behind Bakersfield) of the 12 most populous California cities between 2010 and 2021.[17] Finally, there are efforts by ABAG to encourage infill development in cities such as Oakland.

It is important to note that there are significant variations in the price of land within Oakland. The city has some of the highest residential land values in the Bay region (such as in older desirable neighborhoods such as Rockridge and the Oakland hills with views of San Francisco Bay) and some of the lowest as well (such as in older, working-class neighborhoods in the vicinity of the I-880 freeway and older industrial areas).

Land acquisition cost estimates for the development of affordable housing in Oakland are available from recent California Tax Credit Allocation Committee (TCAC) project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-21. Overall, land acquisition costs for new construction are about $40 per square foot. This remains similar to estimates from the City's previous Housing Element, which estimated costs between $13 to $47 per square foot (2014 values). While new construction land costs have remained stable across the period, the per square foot costs for acquisition and rehabilitation projects has continued to increase. During the period, land/acquisition costs accounted for about 27.5 percent of total project costs for all project types.

[17] Based on California Department of Finance E-5 Population and Housing Estimates, 2010-2021.

Table F-21: Land Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Land/Acquisition Cost*[1]		*Average Land/Acquisition Cost Per Sq. Ft.*	
	Acquisition & Rehab	*New Construction*	*Acquisition & Rehab*	*New Construction*
2017	$16,438,358	$928,967	$291	$20
2018	$31,136,874	$2,910,464	$343	$38
2019	$55,317,500	$2,654,171	$536	$71
2020	$32,895,737	$1,695,021	$577	$25
Total	**$31,870,897**	**$2,121,702**	**$415**	**$40**

1. Land/acquisition costs include project costs related to land costs or value, demolition, legal, land lease rent prepayment, existing improvements value, and off-site improvements.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020; Dyett & Bhatia, 2022

If land costs remain at current levels or continue to increase, the City can do little to directly affect the cost of land other than continue to provide opportunities for increased residential densities, housing on underutilized sites and locations with potential for mixed-use development, and housing on infill properties. Regardless, these measures will not lead to actual construction if the higher construction costs associated with more dense and taller development is not recoverable in the form of higher rents or sale prices.

Costs for Urban Infill

Oakland does not have large, vacant, unconstrained parcels, and must rely on infill development strategies to accommodate its ABAG-assigned regional housing allocation. There are a variety of uncertainties, difficulties, and additional costs associated with development of these types of sites that pose constraints for new housing development. Some of these include:

- **Redevelopment Difficulty and Costs.** The total cost of "land" for developing infill sites or redeveloping under-used sites includes not only land acquisition, but also additional costs of demolishing existing structures and site clean-up. Costs for relocating existing uses and/or compensating existing users are also frequently a required expense in the calculation of the total cost of land development in Oakland. Thus, total "land" costs for urban infill development are generally greater than the land/site acquisition costs alone.

- **Parcel Sizes and Achievable Densities.** Oakland has only a few moderate-sized commercial sites that could be repurposed to housing or mixed-use development. Notably, Oakland lacks any large suburban-size malls. The corridor with some of the largest commercial sites—the former "auto-row" along Broadway has been significantly redeveloped with housing over the past decade, with several developments achieving over 100 units per acre densities. Other corridors—such as San Pablo Avenue, International Boulevard, and Macarthur Boulevard—have

generally smaller parcels, and lot consolidation would be needed to achieve high densities.

Construction Costs

The costs of constructing housing in the Bay Area are high. Construction costs can be separated into "hard" and "soft" costs. Hard costs include construction line items such as labor, demolition, building materials and installed components. Soft costs include items such as architectural and engineering, planning approvals and permits, taxes and insurance, financing and carrying costs, and marketing costs. The hard construction costs typically represent about 50 to 60 percent of total development costs. Thus, they have a significant effect on development feasibility. Land and soft costs can represent another 40 to 50 percent of the total cost of building housing.

Construction costs for higher-rise concrete and steel-frame multifamily buildings are higher than for wood-frame construction. In fact, the higher costs for steel- and concrete-frame construction are a significant factor limiting the feasibility of high-density housing development in Oakland. This continues to be the case for Oakland as concrete- and steel-frame buildings are only being built in Oakland at locations that can attract the highest housing prices and rents (such as on the shores of Lake Merritt, Jack London District, and the Broadway Valdez area, north of downtown). There are also a few examples of concrete- and steel-frame construction for more affordable, higher density senior housing. For all types of construction, structured or underground parking would result in still higher construction costs.

The Incentive Program Feasibility Study[18] prepared for the Downtown Oakland Specific Plan in July 2020 provides estimates of more recent market-rate construction costs. Building construction costs range from $290 to $400 per gross square foot, not including parking construction costs of about $60,000 per space. Table F-22 summarizes development cost assumptions as identified in the Study. For the Study, eight mixed-use development prototypes were selected and a "static" (i.e., stabilized year) pro forma financial feasibility model was prepared for each. A description of each prototype is as follows:

- Prototype 1: Base zoning office high-rise upzoned to a higher density office high-rise
- Prototype 2: Base zoning residential high-rise upzoned to higher density residential
- Prototype 3: Base zoning residential mid-rise upzoned to residential high-rise
- Prototype 4: Base zoning residential low-rise upzoned to residential high-rise
- Prototype 5: Base zoning residential mid-rise upzoned to higher density residential midrise

[18] *Downtown Oakland Specific Plan: Incentive Program Feasibility Study*, July 10, 2020. See report at https://www.oaklandca.gov/documents/zoning-incentive-feasibility-study

- Prototype 6: Base zoning low-rise office upzoned to residential high-rise
- Prototype 7: Base zoning low-rise office upzoned to residential high-rise
- Prototype 8: Base zoning low-rise office upzoned to residential high-rise

Table F-22: Downtown Oakland Specific Plan Development Cost Assumptions, 2020

Prototype No.	*Neighborhood*	*Assumed Construction Type[1,2]*	*Building Cost (per gross sq. ft.)[2]*
Prototype 1	Uptown Office	Type I	$370
Prototype 2	Uptown Residential	Type I	$400
Prototype 3	KONO Residential	Type III	$320
Prototype 4	Jack London Residential	Type V	$290
Prototype 5	KONO Residential	Type III	$350
Prototype 6	Jack London "Office" to Res.	Type III	$320
Prototype 7	Jack London "Office" to Res.	Type III	$320
Prototype 8	Victory Court "Office" to Res.	Type III	$320

1. Type I – Fire resistive (concrete and steel structure); Type III – Ordinary (Brick-and-joist structure); Type V – Wood-framed
2. Estimates derived from Base Zoning scenario.

Source: Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 2020

Estimated construction costs for affordable housing in Oakland are available from recent TCAC project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-23. Overall, construction costs for affordable projects are about $340 per square foot. On average, construction costs accounted for about 42.9 percent of total project costs during the period.

Table F-23: Construction Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Construction Cost[1]*	*Average Construction Cost Per Sq. Ft.*
2017	$14,804,026	$261
2018	$32,503,149	$362
2019	$20,405,105	$439
2020	$27,351,394	$295
Total	**$24,830,103**	**$340**

1. Includes new construction and rehab projects.

Source: California Tax Credit Allocation Committee, Project Staff Reports, 2017-2020

The construction costs and total costs of developing housing in Oakland, while not different from those in other Bay Area communities, present serious constraints to the availability of housing, particularly housing affordable to lower-income households. Even with the adoption of an Affordable Housing Impact Fee, it remains difficult to raise enough funding to build affordable housing, especially housing for extremely-low-income households. To address these constraints, there are several housing programs in Oakland to support affordable housing development, including loans and grants to developers of low- and moderate-income housing. See Appendix E for a discussion of available housing resources.

Labor Costs

As noted above, labor costs are a portion of the hard costs of construction. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay "prevailing wages." The City imposes additional Contract Compliance requirements beyond prevailing wages as well. For instance, construction contracts greater than $100,000 must achieve 50 percent participation in the Local and Small Local Business Enterprise Program (S/LBE), which increases project costs. Generally, the cost of labor in Oakland remains high and can often constitute a significant portion of total project costs. Rising labor costs may make certain housing developments—both market rate and affordable—not feasible in the city.

A shortage of labor can significantly increase construction costs, as it increases both labor costs and the time necessary to complete the development of a project. The 2015-2019 American Community Survey (ACS) estimates that there are 13,630 persons employed in the construction industry in Oakland, representing 6.0 percent of the labor force that year. This was higher than the county (5.3 percent) and wider Bay Area (5.6 percent). In Oakland, this also represents an increase from 5.6 percent in 2014, per the 2010-2014 ACS.

The California Employment Development Department (EDD) estimates that the annual average unemployment rate in 2020 for Oakland was 10.5 percent, while it was 8.8 percent for the large Oakland-Hayward-Berkeley Metropolitan Division (MD). These unusually high employment rates were caused by the COVID-19 health emergency and economic crisis. Table F-24 below shows that while these rates approach those seen in 2010 following the 2008 financial collapse, they have since returned to pre-COVID levels. As employment rates have largely recovered, this indicates that labor is generally available in the city and metropolitan region.

Table F-24: Unemployment Rates, 2010-2021

Jurisdiction	*2010*	*2015*	*2020*	*October 2021*
Oakland	13.6%	5.9%	10.5%	6.1%
Oakland-Hayward-Berkeley Metropolitan Division	11.2%	4.9%	8.8%	5.1%

Source: California Employment Development Department, Local Area Unemployment Statistics, Annual Average 2010-2020 and October 2021

Availability of Financing

The availability and cost of financing influence housing supply, including both financing for real estate development and financing for homeownership. This section discusses potential obstacles to financing real estate development and ownership in the city during the planning period. A discussion of inequities in lending practices is provided in Appendix D.

Financing for Real Estate Development

As discussed previously, Oakland has approved about 16,789 building permits during the 2015 to 2021 period. While this exceeded the 5th cycle RHNA of 14,765 units, this is due to the approval of above-moderate-income projects; lower- and moderate-income projects have not kept pace with regional need. The City still faces a remaining need of 5,126 units at the lower- and moderate-income levels. This illustrates that while the development feasibility of market rate projects—including higher-density projects—remains high, it is limited for affordable housing projects.

The City's efforts in the last two decades to revitalize and invest in the central city, especially through specific plans, have spurred increased interest in residential investment by large-scale institutional lenders. As noted in the previous Housing Element, market factors and conditions—including dramatic demand for Bay Area housing and a lack of urban developable land options in proximity to San Francisco and Silicon Valley—have increased the acceptability of Oakland neighborhoods that have formerly been passed over for residential development. Oakland rents are showing dramatic increases and there is a high demand for housing as evidenced in Appendix B. This indicates a strong likelihood of future residential investment in the city especially given its strategic location near job centers and transit.

Financing for Homeownership

The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost. With increased interest rates, the amount of public subsidy required to provide affordable homeownership opportunities to median-income households also increases.

At the national level, interest rates have remained relatively low since 2015 and experienced a significant decline during the COVID-19 pandemic. However, rates have started to increase over the course of 2021. See Chart F-2 for the change in 30-year fixed rate mortgages since 2015. As of January 2022, according to Freddie Mac, higher inflation, promising economic growth, and a tight labor market indicates that mortgage rates will continue to increase. The impact of higher rates on purchase demand remains modest so far given the current first-time homebuyer growth.

Despite relatively low interest rates, financing costs are still significant and many households have difficulty purchasing a home. To address these costs, Oakland has several first-time homebuyer programs, though some are currently suspended due to a lack of funds. The City also hosts HUD-certified first-time homebuyer workshops. Additional discussion of resources and opportunities related to homeownership is provided in Appendix E.

Chart F-2: National 30-Year Fixed Rate Mortgages, 2015-2021

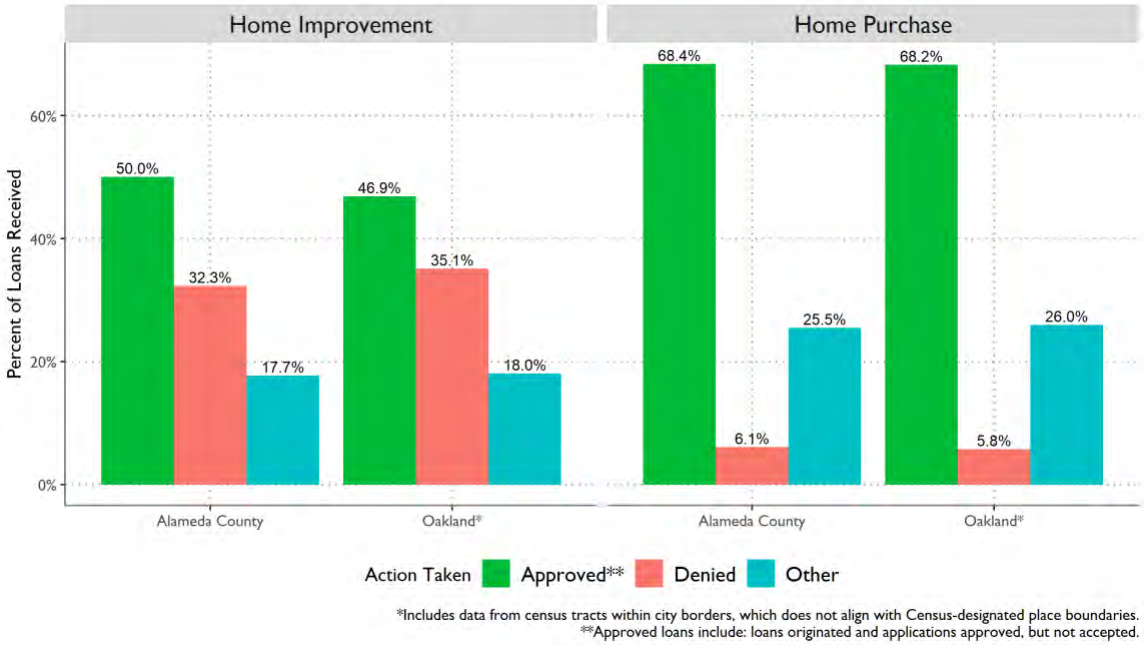


Source: Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. During 2020, a total of 6,822 home purchase loan applications were submitted in Oakland and 393 were denied, about 5.8 percent. This is slightly lower than the county, which experienced a 6.1 percent denial rate during the same year, see Chart F-3.

Home improvement loans have generally lower approval rates than home purchase loans within the city and the county. While denial rates for improvement loans are higher in Oakland than in the county, home purchase loan denial rates are slightly lower. This may indicate a gap between those households wanting to improve their homes and those who were able to obtain conventional financing to complete those improvements. This indicates a need for the City to continue to offer financial assistance and rehabilitation programs to households that may not qualify for a conventional home improvement loan.

Chart F-3: Oakland and Alameda County Loan Applications, 2020



Source: HMDA, 2020

Other Economic Constraints

Oakland is part of the San Francisco Bay Area regional economy, which is prone to occasional recessions and contractions. Given large income disparities and the City's revenue structure, these economic crises have a tendency to impact the most vulnerable residents while simultaneously reducing City resources to serve those residents. The city and region are also vulnerable to shocks related to international trade, travel, tourism, logistics, and manufacturing. Following the 2008 financial crisis, the City's discretionary revenues were reduced by nearly 12.0 percent, while the demands for City services dramatically increased.

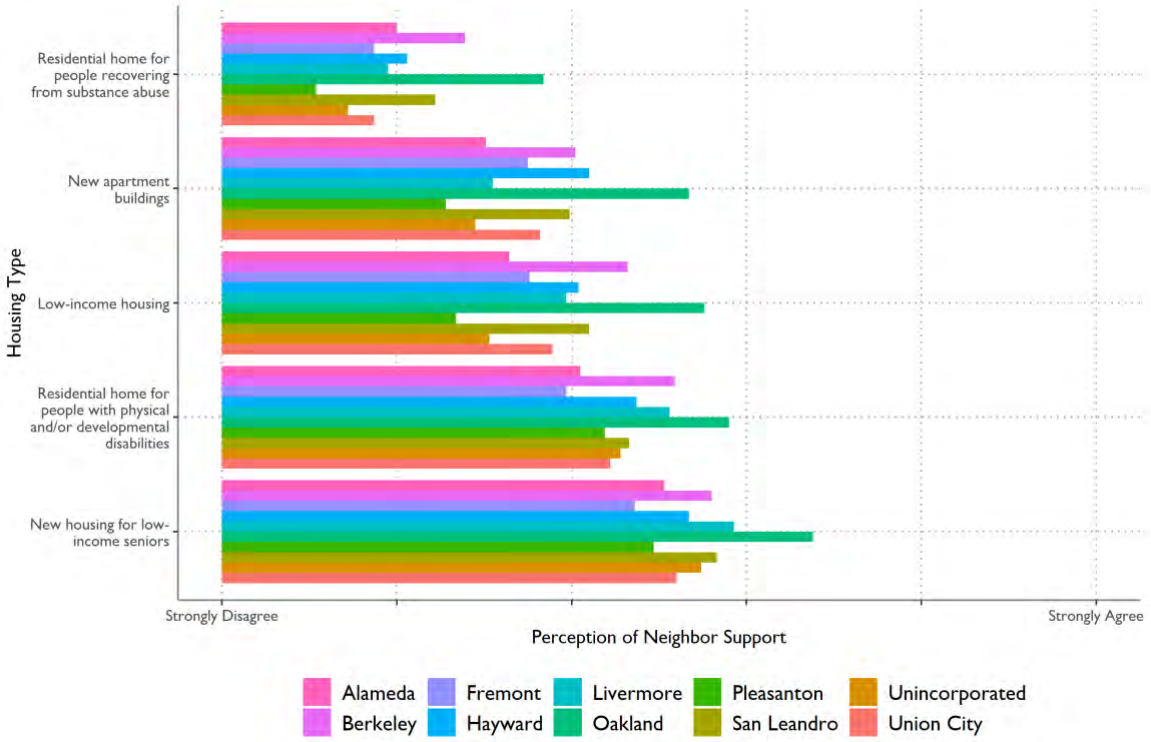
Similarly, the economic crisis caused by the COVID-19 pandemic is likely to have a lasting impact on available City resources and housing needs throughout Oakland. Among other things, future building patterns and preferences may be impacted, which could increase costs of development. While the City has little control over broader economic conditions, it does provide resources to Oakland residents to prevent and/or mitigate some of the worst impacts of the pandemic. Available resources are provided in Appendix E.

NEIGHBORHOOD SENTIMENT

While neighborhood concerns and opposition to higher-density developments and to affordable housing developments may hamper efforts to construct new housing, Oakland is one of the most pro-housing and pro-affordable housing communities in the Bay Area. In the community workshops conducted for the Housing Element update—where hundreds of residents participated—participants were almost unanimously pro-housing. Further, according to the 2020-2024 Regional Analysis of Impediments to Fair Housing Choice (AI), Oakland has the highest perceived neighbor support for all affordable housing projects. See

Chart F-4 below for the perceived neighbor support of different types of affordable housing, based on responses to the 2019 Alameda County Regional Housing Survey (3,296 total responses).[19] In Oakland and the county overall, support for low-income senior housing is the highest and support for supportive housing for those recovering from substance abuse is the lowest.

Chart F-4: Perceived Neighbor Support for Affordable Housing, 2020



Source: County of Alameda, Regional Analysis of Impediments to Fair Housing Choice, February 2020

The City actively works with developers and provides information on affordable housing for use at public meetings. The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry and other policy makers to join in efforts to advocate for the provisions of affordable housing in communities throughout Oakland and the Bay Area. Public comments received as part of Specific Planning efforts have generally been supportive of promoting housing affordable to Oakland residents, given the rising costs of rent in the City. Additionally, the completion and occupancy of several

[19] The Regional Housing Survey prompted respondents to rank their agreement with five statements from strongly disagree (0) to strongly agree (5). The questions included the following: "My neighbors would be supportive of locating low-income housing in my neighborhood," "My neighbors would be supportive of locating new apartment buildings in my neighborhood," "My neighbors would be supportive of locating new housing for low-income seniors in my neighborhood," "My neighbors would be supportive of locating a residential home for people recovering from substance abuse in my neighborhood," and "My neighbors would be supportive of locating a residential home for people with physical and/or developmental disabilities in my neighborhood."

attractive and affordable housing developments, and the rebuilding and rehabilitation of older public housing projects, continue to improve the quality, image, and acceptability of affordable housing in Oakland. Successful, new low-income housing developments now enhance many Oakland neighborhoods and blend unnoticed into others. The update to the General Plan will continue to encourage higher-density affordable housing in areas with ample access to opportunity.

Appendix G: Opportunities for Energy Conservation

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State law (Government Code Section 65583[a][7]) requires Housing Elements to contain an analysis of opportunities for residential energy conservation. According to the California Department of Housing and Community Development (State HCD), the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.

Residential energy conservation presents an opportunity to improve health, contribute to climate change mitigation and sustainability, and reduce the cost of living by reducing energy consumption. Statewide green building standards regulate energy efficiency and conservation as a part of building permit issuance and is updated every three years to ensure the integration of the latest research and technology. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger.

Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs. The State of California is pursuing aggressive policies to support efficient electrification, including resources for homeowners and renters, contractor training, and a broad outreach campaign.

G.1 Introduction

Energy conservation can lower utility bills, increase long-term housing affordability, and contribute to climate change mitigation and sustainability. Residential energy is used primarily for lighting, cooking, appliances, heating water, and cooling and heating buildings. Energy use in most California buildings happens in two forms: electricity (primarily for lighting, electronics, and plug-in appliances) and methane gas (often referred to as "natural gas," primarily used for space and water heating, cooking, and clothes drying).

The science of energy systems, climate change, and indoor air quality has grown rapidly in recent years. Once thought to be a "clean-burning" and "bridge" fuel, methane gas is a short-lived climate pollutant 84 times stronger than carbon dioxide in exacerbating the global greenhouse effect (known as "global warming potential"). Methane gas is a major contributor to poor health outcomes: Children who live in homes with gas stoves are 40 percent more likely to develop asthma. A 2022 study by PSE Healthy Energy, an Oakland-based think tank, found that gas stoves emit 0.8–1.3 percent of the gas they use as direct, unburned methane – three-quarters of which occurs when the stoves are off.[1] As a flammable and explosive gas, methane also contributes an additional risk factor to homes and buildings in an area prone to earthquakes. As a result, in the last 10 years, the City's primary building energy focus has shifted from energy efficiency and conservation to electrification: the replacement of all gas systems and appliances with efficient, all-electric alternatives.

[1] Level, Eric D. et al. "Methane and NO_X Emissions from Natural Gas Stoves, Cooktops, and Ovens in Residential Homes." *Environmental Science & Technology*, 2022. DOI: 10.1021/acs.est.1c04707

In July 2020, by adopting the 2030 Equitable Climate Action Plan (ECAP), Oakland City Council committed to eliminating methane gas use in building systems and appliances by 2040. Later that same year, the City effectively prohibited any new construction from including gas systems or appliances. Per the ECAP, City staff are developing a policy Roadmap to identify specific strategies to removing gas from all existing buildings by the target date. The Building Electrification Policy Roadmap will outline strategies to ensure that the electrification transition prioritizes resilience and health, and avoids exacerbating housing displacement. Implementing these strategies will require coordination among the City's Housing and Community Development Department, Economic and Workforce Development Department, Planning & Building Department, Dept of Race and Equity, and City Administrator's Office.

Costs are another critical aspect of energy use and the electrification transition. Given the high cost of living in the Bay Area and the ongoing housing crisis, energy insecurity is a serious threat for many households. For many who are housing-insecure, high energy costs can lead to displacement. Electricity is currently cheaper than gas, but rates for both are rising, with gas rates rising faster and at greater risk for price spikes from market disruptions as California makes progress in reducing gas usage across the state.

Energy efficiency and conservation can lessen both the upfront and lifetime costs of electrification, and reduce the amount of onsite renewable energy needed to offset usage costs. Sealing the building envelope and HVAC ducts; insulating walls, floors, and attics; and installing efficient heating/cooling systems and appliances all contribute to the energy efficiency of a residence. Done properly, these measures can also alleviate other public health threats, such as mold. Incorporating passive heating, cooling, and lighting (for instance, maximizing windows on the south-facing side of the building to capture light and heat) into the design of a residence can also contribute to reduced energy use. Urban environments can be more sustainable than suburban or rural environments because many people live in multifamily buildings or townhomes, which are generally smaller spaces with shared walls, thereby limiting demands on heating and cooling spaces. Furthermore, constructing housing in urban and infill areas conserves transportation energy by making it easier for residents to use public transit, walk, or bike instead of driving. The urban forest is another often-overlooked yet important component of building energy efficiency. Urban trees help shade buildings in the summer heat, maximize sunlight reaching buildings in the winter, and mitigate the urban heat island effect in dense communities. Maximizing and protecting the urban forest in accordance with Oakland's forthcoming 50-year Urban Forest Master Plan is thus another critical strategy to reduce building energy use and increase energy security.

The goal of the ECAP is to equitably reduce GHG emissions 60 percent relative to 2005 levels by 2030, on a path to carbon neutrality by 2045. The building sector is the second largest contributor to GHG emissions in Oakland, at just over one quarter of Oakland's emissions, behind transportation (66.0 percent). Reducing building emissions rapidly will therefore be important to achieving Oakland's climate targets.

G.2 Framework for Electrifying Buildings and Conserving Energy Resources

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential Development), sets California's building standards for energy efficiency and supersedes any local regulations. These regulations respond to California's energy crisis, and each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated every three years to incorporate new energy efficiency technologies and methods. Local jurisdictions are allowed to exceed Title 24 requirements where cost effectiveness and need are demonstrated, such as for local climatic or geological considerations, through Reach Codes.

The 2022 Energy Code will go into effect on January 1, 2023. Some of the new measures include:

- Establishing energy budgets based on efficient heat pumps in single-family homes, multifamily homes, and businesses to encourage builders to opt for electric heat pumps instead of gas-powered HVAC units;
- Requiring battery storage equivalent to a percentage of onsite solar-generated electricity in high-rise commercial and multifamily buildings;
- Increasing minimum kitchen range ventilation requirements; and
- Ensuring new single-family homes are electric-ready by:
    - Requiring installation of 240-volt circuits to accommodate electric clothes dryers, water and space heating, and cooking/ovens
    - Providing electric panel, branch circuits, and transfer switch for battery storage of electricity
    - Requiring installation of circuits and panels that can easily convert from gas to electricity for major appliances in the future

Since January 1, 2020, all new single-family homes, multifamily homes up to three stories high, and commercial businesses have been required to include solar panels. Beginning in 2023, all newly constructed multifamily dwellings will require both solar panels and photovoltaic battery storage. This mandate also applies to major renovations. These changes help to ensure that operating all-electric buildings will be cost-effective compared to mixed-fuel buildings.

The California Building Code also includes CALGreen, a set of green building regulations to ensure more sustainable building practices through pollution reduction, resource conservation, and energy efficiency. There are statewide mandatory measures, as well as more stringent voluntary measures that local jurisdictions may adopt.

CHALLENGES OF ELECTRIFICATION

In new construction, in addition to the environmental benefits, avoiding gas infrastructure reduces construction costs. Electrifying existing buildings is more challenging, due to often-outdated or insufficient infrastructure and the need for potentially invasive retrofits. Many older buildings have little or no insulation, inadequate windows, leaky ducts, and other inefficiencies that must be remedied in order to avoid oversized heating and air conditioning systems. Homes often lack the electric service and panel capacity to accommodate all-electric systems. Most of Oakland is served by overhead electrical distribution wires and smaller transformers, so electrifying large multifamily buildings or whole neighborhoods can trigger expensive transformer upgrades. Finally, Oakland's oldest homes often have a host of challenges that frustrate efficient renovations, such as lathe-and-plaster walls and knob-and-tube wiring. These challenges make renovations for electrification cost-prohibitive for many. Conflicting priorities among electrification and mold, lead, or asbestos remediation, seismic upgrades, or other health and safety renovations that are most needed in low-income and older housing further complicate existing building electrification.

Given these challenges, the ECAP obligates the City to pursue building electrification through an iterative process:

- As of July 2020, all major retrofits to City facilities must be all-electric.
- As of December 2020, all new construction must be all-electric.
- By July 2023, the City will produce a policy Roadmap for electrifying all existing buildings by 2040.
- By 2023, major renovations will be prohibited from connecting to natural gas infrastructure.
- By 2040, all existing buildings must become energy-efficient and convert to all-electric power.

Oakland has shown commitment to its energy targets in the past. The City's 2020 Energy and Climate Action Plan was adopted in 2012, with a target of reducing GHG emissions 36 percent by 2020. Preliminary data indicate that Oakland had reduced its emissions 26 percent as of 2019.

The Building Electrification Policy Roadmap will include detailed considerations and social supports to maximize local economic benefits and avoid displacement from the electrification transition. Most importantly, this will require a focus on holistic electrification – an approach rooted in building science that maximizes overall comfort, lighting needs, and energy efficiency, rather than simply exchanging gas appliances for equivalent electric units. Without significant supports in the form of contractor training, rebates, incentives, and integrating programs across multiple disciplines, electrification could result in low-income residents and building owners being disproportionately burdened with high energy costs, as well as missed opportunities to improve Oakland's older housing stock.

EAST BAY COMMUNITY ENERGY

East Bay Community Energy (EBCE) formed as a Joint Powers Authority in 2016. In 2018, Oakland switched from Pacific Gas and Electric (PG&E) to EBCE as its default electricity provider to maximize its renewable energy supply while securing lower energy rates. As of 2020, EBCE's standard Bright

Choice energy portfolio was at least 54 percent carbon-free, and the utility has committed to being 100 percent renewable by 2030. Customers who opt to pay more per month can receive 100 percent renewable energy by opting into EBCE's Renewable 100 rate. By 2030, EBCE's basic electricity mix will be 100 percent renewable. As EBCE generates more revenue and grows as a company, it will be able to invest in more renewable energy and thus lower the cost of providing renewable energy to customers. This surpasses the California Statewide mandate (SB100) of carbon-free electricity by 2045.[2] Due to EBCE's efforts, Oakland's transition away from methane gas to all-electric buildings will eliminate a potent GHG and major public health and safety threat, and contribute to a clean energy cycle that supports regional green jobs.

G.3 Energy Efficiency and Conservation Programs

This section describes local, State, and federal energy efficiency, savings, and financing programs that Oakland residents and property owners can utilize.

LOCAL AND REGIONAL FINANCING PROGRAMS

These programs offered by the City or region assist residents and property owners with financing or provide professional guidance for energy efficiency projects.

- Property Assessed Clean Energy (PACE) Financing provides financing for clean energy projects, such as water/energy efficiency projects, solar, or electric vehicle charger installation. A variety of providers offer this service in Oakland, such as Ygrene, HERO and AllianceNRG. Qualification is based on property equity. Financing is repaid via the property owner's tax bill.
- Rising Sun Center for Opportunity's Green House Call program sends trained youth Energy Specialists to residences to find opportunities to save energy or water and install appropriate hardware (such as faucet aerators) for free. This is available to owners and renters who have not used this service within the last five years.
- BayREN's Home+ program offers rebates for energy-efficiency home upgrades, such as duct sealing, insulation, high efficiency furnaces and air conditioners, and high efficiency water heaters.

  Bay REN's Home Energy Adviser is a free program that provides homeowners with the assistance of a certified energy efficiency professional. These professionals help homeowners review energy efficiency options, find qualified participating contractors, navigate project installation and financing, and maximize rebates from all sources.

EAST BAY COMMUNITY ENERGY RESOURCES

Resources provided by EBCE include the following programs:

[2] Carbon-free electricity is not the same as renewable. While both types create zero carbon dioxide emissions, carbon-free energy portfolios also include non-renewable energy sources, such as nuclear and hydroelectric, the latter of which can destroy wildlife habitats.

- Community Solar Discount Program (coming soon) will offer discounted community solar access to customers residing in disadvantaged neighborhoods.
- EBCE's Resilient Home Program offers pre-negotiated pricing and a $500 rebate when customers install home solar and battery backup systems.
- EBCE offers a rebate for switching from gas to induction stoves, and also provides an induction cooktop lending program for Oaklanders to try the cooking technology at home for free.

STATE AND FEDERAL ENERGY BILL ASSISTANCE AND ENERGY EFFICIENCY PROGRAMS

Low-income Oakland utility customers who qualify can take advantage of these programs to assist with energy bills or energy efficiency regardless of whether their energy provider is PG&E or EBCE:

- CARE provides a 35 percent discount on electric bills and 20 percent discount on gas bills.
- Relief for Energy Assistance for Community Help (REACH) provides a one-time credit up to $300 on a past-due energy bill balance.
- Low-Income Home Energy Assistance Program (LiHEAP) is a federally funded program that assists low-income households pay their energy bills and offers free weatherization assistance, such as attic insulation, caulking, and faucet aerators, as well as weatherization-related repairs.
- FERA provides an 18% energy bill discount.
- Medical Baseline offers customers who need extra energy to assist with a medical condition an additional allotment of electricity each month at the lowest price available.
- Energy Savings Assistance Program offers free weatherization services, such as insulation and caulking, as well as upgrades to more efficient appliances.
- Disadvantaged Communities – Single Family Solar Homes (DAC-SASH) provides free rooftop solar installations to homeowners.

STATE ELECTRIFICATION PROGRAMS

California is pursuing aggressive policies to support efficient electrification, including resources for homeowners and renters, contractor training, and a broad outreach campaign:

- Switch Is On is a statewide marketing and outreach campaign to promote electrification. An online portal explains the benefits of electrification and shares resources for finding contractors. The program also provides marketing across the state in multiple languages.
- Technology and Equipment for Clean Heating (TECH) program is an initiative to advance the market for low-emission space and water heating equipment for new and existing residential buildings. The $30 million program provides financial incentives, statewide marketing and outreach, and contractor engagement.
- Building Initiative for Low-Emissions Development (BUILD) is a $20 million program that provides financial and other incentives for zero- and near-zero emissions development and

construction of new single-family and multifamily homes, with at least 30 percent of funds reserved for low-income residences.

Appendix H: Glossary

Accessible Housing: The construction or modification of housing to enable independent living for individuals with disabilities.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as "granny flat" or "second unit."

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Access to Opportunity: Geographic access to goods, resources, and services (including employment, education, and transportation) that offer individuals, particularly low-income households and individuals, the best chance at economic advancement, high educational attainment, and good physical and mental health. Low-income communities and communities of color often have disproportionate access to opportunity. Access to opportunity is generally expressed as "high resource" or "low resource."

Affirmatively Further Fair Housing (AFFH): A State-mandated requirement for government agencies and grantees to take meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to strengthen fair access to housing and more inclusive communities.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Age in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Area Median Income (AMI): the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income—such as 50% of the area median income—identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households. The AMI for Oakland as of 2021 is $125,600.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, State, or local housing programs in exchange for

restrictions requiring a certain number of housing units to be affordable to very-low-, low-, and moderate-income households.

Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC): ABAG is part regional planning agency and part local government service provider, while MTC acts as the transportation planning, financing and coordinating agency for the nine-county San Francisco Bay Area. ABAG and MTC continue to share joint responsibility for Plan Bay Area, now with a single staff, serving both the ABAG Executive Board and the MTC Commission. The latest iteration of the plan—Plan Bay Area 2050—was jointly adopted in October 2021. ABAG is also responsible for developing the RHNA Methodology to distribute regional housing need – the ABAG Executive Board adopted the final RHNA plan on December 16, 2021.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for extremely-low-, very-low-, low-, and moderate-income residents due to the expiration of federal, State or local agreements.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Collective Ownership Models: Ownership by a group for the benefit of members of that group. Examples of collective ownership models include housing cooperatives or "co-ops," and community land trusts.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Complete Neighborhood: A neighborhood that promotes livability and safety for residents of all ages, incomes, and cultural backgrounds with characteristics such as: a mix of housing types and housing affordability; one or more nodes or districts of vibrant commercial or civic activity that provide identity for the neighborhood; neighborhood services and facilities including schools, parks, retail (e.g., grocery store, drug store), restaurants and cafes, and community centers or other public meeting hall; employment opportunities.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: A community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.

Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," (e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre).

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: Fees required by City code, ordinance, resolution or other City law to be paid as a condition of, or prerequisite to, issuance of a building permit for the development of residential uses, as those fees may be amended from time to time.

Displacement: Occurs when certain groups of individuals or households (often low-income) are forced to move from neighborhoods as a result of rising housing costs and neighborhood conditions associated with new investments in those neighborhoods.

Diversity: The practice or quality of including or involving people from a range of different social and ethnic backgrounds and of different genders, sexual orientations, etc.

Dwelling Unit: "Dwelling unit" means a room or suite of rooms including only one kitchen, except as otherwise provided in Section 17.102.270, and designed or occupied as separate living quarters for one person or family; or, where the facility occupied is a One-Family Dwelling, such family and not more than three (3) boarders, roomers, or lodgers where access to all rooms occupied by such boarders, roomers, or lodgers is had through the main entrance of the dwelling unit (Oakland Planning Code Chapter 17.09).

Older Adult Household: Senior households are one- or two- member (family or nonfamily) households in which the head or spouse is age 65 or older.

Energy Conservation: Reducing the consumption of energy through using less of an energy service. This can be achieved either by using energy more efficiently or by reducing the amount of service used.

Emergency Shelter: Emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (See Government Code, § 65582, subd. (d) and Health and Safety Code, § 50801, subd. (e).)

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or metropolitan area. Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three- year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The ratio of gross building area (GBA) of development divided by the total net lot area (NLA). For example, a one-story building covering its entire lot would have a FAR of 1.0. A two-story building covering half its lot would also have an FAR of 1.0. The formula for calculating FAR is GBA/NLA = FAR.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted to address local needs.

Gentrification: The process by which higher income households displace lower income residents of a neighborhood, changing the essential character of that neighborhood.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

High Resource Area(s): Area(s) identified by HCD and the Tax Credit Allocation Committee's Opportunity Area Mapping Tool that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homelessness: As defined in the HEARTH act, homeless means: (1) an individual or family who lacks a fixed, regular, and adequate nighttime residence, such as those living in an emergency shelter, transitional housing, or places not meant for habitation; (2) an individual or family who will imminently lose their primary nighttime residence (within 14 days), provided that no subsequent housing has been identified and the individual/family lacks support networks or resources needed to obtain housing; (3) unaccompanied youth under 25 years of age, or families with children and youth, who qualify under other Federal statutes, such as the Runaway and Homeless Youth Act, have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed; (4) an individual or family who is fleeing or attempting to flee domestic violence, has no other residence, and lacks the resources or support networks to obtain other permanent housing.

Household: The U.S. Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household.

Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

- *Extremely Low:* Households earning less than 30 percent of County median family income;
- *Very low:* Households earning less than 50 percent of County median family income;
- *Low:* Households earning 51 percent to 80 percent of the County median family income;
- *Moderate:* Households earning 81 percent to 120 percent of County median family income; and
- *Above- Moderate:* Households earning above 120 percent of County median family income.

Housing Choice Voucher Program (formerly Section 8 vouchers): A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Housing First: A homeless assistance approach or policy that prioritizes providing permanent housing to people experiencing homelessness as quickly as possible, and other supportive services afterward.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is provided to the family (called "tenant-based") who can then use the assistance to find suitable housing in the housing unit of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusion: This is an active state of being valued, respected and supported. Inclusion focuses on the needs of every individual and ensures the right conditions are in place for each person to achieve his or her full potential. An inclusive environment ensures equitable access to resources and opportunities for all. It also enables individuals and groups to feel safe, respected, engaged, motivated, and valued for who they are and for their contributions toward organizational and societal goals.

Inclusive Economic Development Investment(s): Investments that expand economic opportunities that benefit underserved and underrepresented communities, thereby reducing social, racial, health, and economic disparities in these communities. Through public and private actions that are

responsive to community need and build on resident assets, these investments foster small business growth, increase quality jobs, stabilize people in safe and affordable homes, prepare residents of all ages to fill jobs, improve neighborhoods, and increase household wealth.

Infill: The process of developing vacant or under-utilized parcels within existing developed areas.

Junior Accessory Dwelling Unit (JADU): An additional, independent living unit created through the conversion of an existing legally permitted bedroom in a single-family dwelling. (See definition of Accessory Dwelling Unit).

Large Household: A household with five or more members.

Low Barrier Navigation Center(s): A "Housing First", low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. For emergency shelters, creating a "low barrier" environment means removing as many pre- conditions to entry as possible and responding to the needs and concerns of people seeking shelter.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Older Adult: (Another word for "senior" or "elderly" person). The Census Bureau defines an older adult or senior as a person who is 65 years or older, and this definition is used in the Housing Element document unless otherwise noted. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe

overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Plan Bay Area: Plan Bay Area is the joint responsibility of ABAG-MTC. The most recent version of the Plan, Plan Bay Area 2050, is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. Plan Bay Area 2050 focuses on four key elements — housing, the economy, transportation and the environment — and identifies a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. The Plan was adopted by ABAG-MTC on October 21, 2021.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Racial Equity: A core value in which race does not affect life outcomes. Regardless of one's identity, equity is when all people have just treatment, access to opportunities necessary to satisfy their essential needs, advance their well- being and achieve their full potential while identifying and eliminating barriers that have prevented the full participation of some groups.

Redlining: A discriminatory practice in which services or goods by federal government agencies were denied or restricted in certain areas of a community, often based on race or ethnicity.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application in order to enable people with disabilities to participate fully in the process.

Regional Housing Needs Plan: A quantification by a Council of Government or by the State Department of Housing and Community Development of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Allocation (RHNA): Each city and county in the Regional Housing Needs Plan receives a Regional Housing Needs Allocation (RHNA) of a total number of housing units that it must plan through their General Plan Housing Elements within a specified time period (January 31, 2023, to January 31, 2031 for this Housing Element period). Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated. The City's total RHNA from the 2023-2031 Housing Element is 26,251 housing units distributed in the following way: 6,511 should be affordable to extremely-low- and very-low- income households, 3,750 to low-income households, 4,457 to moderate-income households, and 11,533 to above moderate-income households.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Residential Energy: The total energy used in residential buildings, including heating, cooling, and "plug load" from appliances, lights, and electrical devices.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO): A SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups include older adults, people with disabilities, large families with five or more members, female-headed households, farmworkers, extremely low- income households, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

California Tax Credit Allocation Committee (TCAC): TCAC allocates federal and state tax credits to the developers of affordable rental housing projects. TCAC verifies that the developers have met all the requirements of the Low Income Housing Tax Credit program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional

housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

Underutilized Site: Non-vacant sites that have structures or other site improvements, but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots in the Central City, and large sites that are only partially-developed.

Universal Design: The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Housing Choice Vouchers, among others.

Vacant Site: A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Workforce Housing: housing that is affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income families and workers including teachers, health care workers, retail clerks, young professionals, and more.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Ordinance: Known as the "Oakland Planning Code," its purpose is to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of Oakland in conformance with the City's General Plan. (Oakland Planning Code 17.07.030)

Appendix I: Reserved for Public Outreach Materials

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Oakland Housing Element
Housing Sites: Stakeholders Discussion Summary

February 2, 2022 9:00 AM – 10:30 PM

Held via Zoom

Participating Organizations:

- YIMBY Law
- Housing Action Coalition
- Bay Area Rapid Transit
- Nonprofit Housing Association of Northern California
- East Bay Housing Organization
- California Housing Partnership
- MidPen Housing
- Ellis Partners
- LISC Bay Area
- Public Interest Law Project
- Bay Area Community Services

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

POTENTIAL VIABLE SITES

Stakeholders provided examples of sites that may be viable for inclusion in the housing sites inventory, including:

- 40th Street and Martin Luther King Jr. Near the MacArthur BART station. Temporary homeless/navigation center
- Potential along Lakeshore Avenue just south of the I-580
- Closed Oakland Unified School District sites
- Sites owned by faith-based organizations interested in upzoning and development. There are three faith-based organizations actively looking to add housing
- Sites in the Rockridge area that can be upzoned (especially near BART)
- Sites identified along International Boulevard as part of the Oakland Sustainable Neighborhoods Initiative process

- Peralta Village in West Oakland – drastically underutilized; upgrade and add more housing

COMMUNITY ENGAGEMENT ON SITES

- Stakeholders provided ideas for community engagement on viable sites, and shared work they have done to solicit feedback on potential sites. Ideas included sending a flyer or survey to all property owners in Oakland to solicit development interest and reaching out to other public agencies for surplus land
- One stakeholder works with faith-based organizations through Alameda County and sees this as an avenue for community empowerment, as well as an opportunity to locate development in high resource areas
- Another stakeholder has sent a form to members of their organization to get feedback on specific sites with development potential

SITE SELECTION CONSIDERATIONS

- Locating sites within a quarter mile of transit, including bus lines, was identified as a priority by one stakeholder
- Stakeholders also mentioned identifying sites for lower-income housing in gentrifying or at-risk of gentrifying neighborhoods, as well as determining if lower-income sites will be competitive for State funding or tax credit scoring
- The City should use HCD's site inventory form (available via ABAG-MTC's HESS Tool) when publishing drafts of the sites inventory
- The City should maintain a reserve list of sites or capacity buffer to meet State no net loss requirements
- When computing site capacity, the City should emphasize minimum or likely capacity of sites to remain in compliance with those requirements

FAIR HOUSING CONSIDERATIONS

- Stakeholders indicated that site selection should be guided by the City's mandate to affirmatively further fair housing
- The draft assessment of fair housing prepared for the Housing Element should be made available for public and stakeholder input as soon as possible

GENERAL BARRIERS TO DEVELOPMENT

- Stakeholders discussed why sites identified for the 5th cycle RHNA have not developed with housing. Barriers to approval, neighborhood opposition, and the availability of financing were described
- Affordable developers also get outcompeted by private developers for sites due to lack of funding for site acquisition

- One stakeholder suggested the City should consider a set-aside fund for site acquisition that affordable developers can use. This could be a revolving fund
- One stakeholder noted that housing development around the Lake Merritt BART Station requires the development of other amenities in order to make housing development feasible
- Stakeholders also noted that traditional sources of funding are largely depleted

CITY CONSTRAINTS ON DEVELOPMENT

- Stakeholders noted that the City needs to increase opportunities for affordable housing. Some stakeholders noted that City departments often have conflicting priorities or do not agree, especially regarding transportation. It is also difficult to get early feedback on proposals from staff
- While the planning application process was identified as generally smooth, other steps in approval can make it difficult, especially for smaller projects
- One stakeholder suggested the City appoint a "housing czar" or process coordinator to facilitate the approval process
- Appeals process is politicized. Things that are settled—e.g., plans in areas that already have EIRs—still get appealed. Stakeholder suggested that EIR appeals should go to a non-elected body instead of the City Council
- Other stakeholders emphasized the need for by-right approvals, permit streamlining, and entitlement reform to reduce costs, increase competitiveness for State funding, and unlock development potential on smaller sites
- City requires payment of most permit fees upfront rather than at issuance of permit or project completion. This can make development infeasible for non-profits or smaller developers – they can't have $1 million just tied up while the project goes through approval process

Zoning and Development Standards

- Stakeholders remarked that upzoning in various Oakland neighborhoods could increase residential capacity and flexibility, particularly on smaller sites
- Single-family neighborhoods in North and East Oakland were identified as areas that could particularly benefit from such actions
- Stakeholders emphasized flexibility in zoning, including allowing increased density and removing ground floor retail requirements
- One stakeholder remarked that BART sites should maintain sufficient parking requirements for commuters
- Stakeholders suggested the use of various zoning overlays to incentivize development, including both a mixed-use overlay and an affordable housing overlay.
    - Density bonuses for affordable housing were also identified as an important tool

OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT

- Stakeholders discussed the ideal density range for affordable development - one stakeholder noted it was between 40 to 50 dwelling units per acre, while another indicated that it was between 60 to 80 dwelling units per acre
- While one stakeholder suggested a maximum building height of less than 85 feet on smaller sites to incentive private developers to use density bonuses and add affordable units and work their way to 85 feet, another remarked this approach would result in neighborhood meddling and could potentially trigger additional EIR review, and would not count towards the RHNA
- One stakeholder remarked that their organization prefers sites that offer economies of scale, while another indicated that smaller sites my be useful in providing ownership opportunities for moderate-income households
- One stakeholder encouraged the City to incentivize "affordability by design"

Oakland Housing Element Discussion Group Meeting #2: Production, Preservation, and Protections

March 10, 2022 1:30 PM – 3:00 PM

Held via Zoom

Participating Organizations:

- East Bay Housing Organization
- East Bay Permanent Real Estate Cooperative
- Greenbelt Alliance
- Housing Action Coalition
- A Diamond in the Ruff
- California YIMBY
- East Bay for Everyone
- Sustainable Economies Law Center
- Community Housing Development Corporation
- Jobs and Housing Coalition
- East Bay Asian Local Development Corporation
- United Seniors of Oakland and Alameda County
- City of Refuge/United Church of Christ
- Bay Area Housing Advocacy Coalition

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

DEVELOPMENT PATTERNS AND ECONOMIC PRESSURES

- High development costs—particularly labor, land, and construction costs—were noted as significant barriers. One participant noted that some local labor practices, which are in the City's control, limit competition and drive up costs.
- Participants remarked that new housing does not cause displacement, since displacement is already happening. Displacement pressure emanate from the greater economic landscape, and the availability of new housing becomes a self-reinforcing cycle. They pointed to the Broadway Valdez area as an example of this.
- Participants discussed the opportunities of developing on large and small lots. High density development is more feasible on large lots like in the Broadway Valdez area, or on larger brownfield sites and industrial land. However, these sites tend to be in or near lower-income neighborhoods. The City should encourage development patterns with smaller lot sizing or lot consolidation to take development pressures off low-income neighborhoods. The City should make lot mergers easier and ease building code impacts (especially in neighborhoods like Rockridge and Temescal).

- One participant remarked the due to large economic pressures, the City's existing tools (including tenant protections) cannot match affordability needs – which can only be met by generally increasing housing supply. They also advocated for increased supply in higher-income neighborhoods to reduce the pressure on lower-income neighborhoods.
- One participant noted the affordability crisis is not just supply and demand issue, as the presence of vacant units—especially market rate units—demonstrates. They also remarked that the baseline market is friendly to luxury apartments that are treated as investments, and advocated a vacant unit tax and not just a vacant land tax.

STAFF CAPACITY

- The lack of staff capacity is a major cost driver for all housing developments, including affordable and market rate projects.
- Participants noted there is a lack of clarity at the staff level on permit streamlining processes as well as how affordable housing is prioritized. Navigating State streamlining law is a long process, and participants appreciated the City's standard procedures and hoped the City will continue to refine and expedite the process. Participants noted that moving towards ministerial approval would help increase staff capacity.
- Participants explained that all housing projects (including market rate and affordable) are challenged by costs and permit timing, and get stuck at every level of the process. One participant noted they had trouble working with the City to increase density on their affordable supportive housing project.

FUNDING FOR AFFORDABLE HOUSING

- Some participants noted that local funding and budget priorities do not reflect Oakland's commitment to housing, even though the city bears a disproportionate impact of the housing crisis in the Bay Area. One participant noted that while the City is a good partner in securing State funding, there is a lack of political appetite to spend local money on affordable housing,
- One participant suggested fees be assessed entirely upfront. One participant also suggested deferring building permit fees for affordable projects to permit issuance.
- One affordable housing developer noted that their units skew towards the lower end of the income spectrum, but it is difficult to operate without subsidies and a constrained housing voucher supply (which is slow-moving on the federal level).

UNMET HOUSING NEEDS

- Oakland has diverse housing needs, including large family and very- and extremely-low-income housing. Larger units tend to be more expensive and move slowly, as large families will often prefer to "double up" in smaller and cheaper units instead. Participants also noted an unmet need for very- and extremely-low-income housing (below 50 percent area

median income) compared to low-income housing (60 percent to 80 percent area median income).

- The City needs to encourage more moderate-income or "missing middle" housing. One participant encouraged the City to focus on policy tools that do not require additional funding, which should be focused on deeply affordable housing. There is a particular need for missing middle housing for elderly and disabled residents, who are unable to downsize due to a lack of supply. Condo conversions further impact the available supply. Additional supply of this housing type could lead to decreased displacement pressures.
- Participants generally agreed that the City should encourage more two- to four-unit development (i.e., missing middle), and were in support of the City Council's directive to revisit single-family zoning.
- There is a need for supportive services and transitional housing, which is currently overlooked. Workforce development and other training should be included to ensure people can stay in affordable housing.
- Residential development on church developments runs into major zoning issues – the City should increase flexibility for this type of development.
- The City has a history of segregating affordable housing projects, and misses opportunities to provide lower-income housing in high resource neighborhoods (e.g., Oak Knoll). Going forward the City needs to be proactive about not missing these opportunities.
- One participant noted that an earlier draft Downton Oakland Specific Plan had affordable housing goals that did not match the reality of Oakland's Black population's housing needs. The City should be realistic when setting goals and policies.

ZONING AND REGULATORY STRATEGIES

- The City gives too many concessions to market rate projects, and the cumulative effect is decreased regulatory incentives and tools to encourage affordable housing.
- The City should increase densities without totally changing a neighborhood's character.
- Participants supported City Council's directive to revisit single-family zoning and allow two- to four-unit developments.
- Several participants advocated for an "affordable housing overlay", which will help the City be competitive for TCAC, LIHTC, and other funding sources. The City should also develop right sized zoning in high resource areas to also remain competitive. Matching TCAC scoring helps developers hit deeper affordability levels while reducing the strain on the City. One participant also proposed a small lot overlay on transit corridors for workforce housing.
- Overlay for small lots so they can be zoning compliant and/or be able to develop additional housing was mentioned.
- One participant remarked that the City should be more flexible in its definitions of a household, including co-living situations. The current definition can obscure the actual

economic status of a unit's residents (e.g., a unit with multiple lower-income families is considered one higher-income "household").

CREATING AFFORDABILITY STRATEGIES

- The City should encourage the conversion of hotels and motels to long term affordable housing.
- The City needs to move forward with its public lands policy, and include a process for developers to acquire vacant parcels (which was done previously). One participant also suggested increased flexibility in a public lands NOFA, including higher cap and reduced need for City Council votes. This will remove administrative burden and can help expedite a restock of the public lands portfolio.
- The City should encourage affordability by design for different levels of affordability.
- Larger market rate and non-profit developers can move through the market easier than smaller ones can due to their increased resources. Participants want to see a way for smaller affordable developers to move through the landscape without adding costs. One participant noted this will be especially important for single-family owners who want to upgrade to two to four unit projects, but will get caught up in the permitting process. The City needs to streamline the process now for when these projects come online.

MAINTAINING AFFORDABILITY STRATEGIES

- One participant noted that restricted affordable housing and non-restricted affordable housing (or "naturally-occurring affordable housing") call for different programs.
- There is a trend of conversion from non-restricted affordable housing to market rate (e.g., condo conversions in northwest and central east Oakland). Rent controlled units are also not permanently affordable and can be demolished. Participants expressed interest in strategies like social housing, TOPA/COPA, community land trusts, and housing co-operatives to reduce conversions and maintain permanent affordability.
- One participant urged the City to advocate for the repeal of Costa-Hawkins vacancy decontrol provisions and keep owners from taking advantage of artificial scarcity to drive up housing costs.

ANTI-DISPLACEMENT AND TENANT PROTECTIONS

- One participant indicated the desire to slow gentrification and displacement. They want the City to help to drive housing costs down so the working poor can afford permanent housing without being forced into dense projects. Reduced housing costs will help decrease displacement pressures and increase housing choice.
- City has good laws compared to other cities (e.g., rent control, just cause, tenant protections, etc.), but effectiveness depends on legal counsel. The City should provide

funding to legal assistance and provide a legal right to council (see Measure F in San Francisco).

- The City should better incorporate SB330 protections against demolitions, especially because of the State legislation's sunset provision. Participants noted there is generally a lack of developer awareness about replacement provisions and indicated a need for education in the development community. Participants also suggested the City adopt a stronger demolition ordinance and add replacement provisions to the permit approval checklist. Participants also encouraged Planning and Building to coordinate with Oakland HCD about replacement units and right to return on development projects.

Oakland 2045: Housing Element Workshop #2 Report

Oakland's Housing Element and Housing Programs

FEBRUARY 17, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The second Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on potential housing programs. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

Workshop Location and Format

The workshop took place on Thursday, February 17, 2022 from 6:00 to 8:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 80 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the workshop format, as well as the General Plan and Housing Element update process; a recap of the first Housing Element workshop held on February 10, 2022; and a summary of how the Housing Element can be used to incentivize affordable housing and create more inclusive neighborhoods. The presentation concluded with a Q&A session for participant questions and comments.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What housing issues are important to you?**

2. **What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:**

    a. Raising heights and densities to allow for more housing

    b. Restrictions on amount of parking to reduce housing costs

    c. Allowing different housing options in single family neighborhoods

    d. Ways to pay for affordable housing

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Groups discussed a wide variety of strategies to house the unhoused community, including more flexible building types, temporary units, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including balancing the speed at which housing is built with the need to ensure that new housing is high-quality and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services.
- **Types of Housing.** Participants generally were supportive of new housing at every income level, though there were differing opinions on whether market rate housing was an appropriate funding mechanism for affordable housing. Many participants' expressed that funding and constructing "deeply affordable housing" for vulnerable populations such as the unhoused and low-income residents should be the Housing Element's top priority. Many participants also wanted to ensure that new housing does not exacerbate ongoing displacement of low-income residents and residents of color. Participants were generally supportive of allowing more types of housing in currently single-family areas, and some were already active in organizations that help homeowners add additional units to their properties. Many participants were interested in affordable housing solutions that allow residents/owners to build equity, such as community land trusts and sweat equity approaches (i.e., Habitat for Humanity).
- **Simplifying the Development Process.** Participants in every group expressed desire to see the current development/permitting process streamlined, particularly for low-income and non-profit builders. Zoning, environmental review/CEQA, existing City and State policies (i.e., rent control), parking requirements, and land

costs were all listed as constraints to housing development. Some participants suggested financial incentives for homeowners as a strategy to increase infill development in existing neighborhoods; it should be noted that the City has already streamlined the additional dwelling unit (ADU) permit process pursuant to State law, but the process could be further simplified, or additional incentives could be developed. Other participants suggested that the City create a designated office within the Planning Department that handles affordable housing permits or works with low-income builders.

- **Affordable Housing Impact Fee.** Many participants wanted the planning team to look at the City's existing affordable housing impact fee to assess whether it has been an effective strategy to provide affordable housing, or if changes should be made to ensure that the policy is working as intended. Many participants wanted to see higher inclusionary requirements, and several participants wanted to see the policy modified to get rid of the impact fee all together, replacing the fee with more stringent on-site affordable housing requirements.
- **Transportation.** Many participants were interested in planning for transportation improvements along with new housing. Group discussions about transportation ranged from desire to see new transit-oriented development; desire to see new mixed-use development that allow people to walk to daily needs; incorporating active transportation improvements such as bike lanes; and transit improvements such as a shuttle system to enable more frequent connections within Oakland to key destinations and BART from neighborhoods; and the pros and cons of reducing parking requirements in new residential developments.
- **Inclusive Community Engagement.** Participants across groups stressed the importance of including all Oaklanders, including members of vulnerable communities, in the planning process. Participants noted the need for the City to be sensitive to trauma that some residents face due to housing affordability and accessibility, as well as take the time to build in accountability and trust in the planning process.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1's discussion focused on incentivizing homeowners to add ADUs to their property. Suggested strategies included rezoning and enforcing density changes; ensuring that new affordable housing is habitable; and pursuing funding sources, including State and federal programs, that will not only finance new housing construction but also invest in local workers/communities.
- Group members expressed desire to see climate resilient housing that is co-located with transit and allows residents to walk to daily needs.
- Group 1 also discussed the City's existing inclusionary housing impact fees and vacant land taxes; some members wanted to update these policies so that private builders

are required to build affordable units in their projects (rather than pay a fee), and tax vacant rental units so that apartments do not sit empty.

Group 2

- Group 2 was in consensus that housing the unhoused is a top priority. The discussion focused on financing strategies for affordable housing – the group expressed that strategies such as community land trusts and Measure KK are great, but the financing process for both these sources should be more straightforward and have a shorter timeline. Suggestions included creating a separate affordable housing department within the Planning Department, and continuing to allow high-rate homes to generate transfer tax funds.
- Group 2 also discussed the intended and unintended consequences of upzoning built-out neighborhoods like Rockridge – how can the Housing Element create more housing opportunities without displacing existing tenants? Group members expressed that improving access to legal counseling for tenants and strengthening enforcement of negligent or abusive landlords is critical.

Group 3

- Group 3 participants were interested in promoting both affordable housing rental and ownership opportunities, given that ownership models allow residents to have a stake in the community and help to reduce displacement pressures. The group discussed innovative methods of supporting and financing affordable housing, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches, as well as the need to create tools (such as affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate) that let non-profit developers compete for sites against for-profit developers.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.

Group 4

- Group 4 discussed how the Housing Element could help address growing wealth inequality by creating mixed-income neighborhoods, adding housing in exclusionary high-income neighborhoods, meeting low- and moderate-income RHNA targets so that Oakland does not lose its middle class, and preventing speculation/subsequent gentrification.
- Group 4 was very supportive of transit-oriented development but wanted to ensure that this type of housing would be affordable and not spur gentrification (particularly in areas where there is BART access, such as Fruitvale), perhaps by requiring higher

amounts of affordable units in areas that are susceptible to displacement than in areas that have undergone advanced gentrification or are exclusive.

- Some participants in Group 4 wanted to see inclusionary and impact fees increased, and for the planning team to look at opportunities for converting underutilized commercial areas and empty lots into housing. Group members also suggested a separate City department for nonprofit-led building projects.

Group 5

- Group 5's discussion primarily centered around strategies to make the housing production process as easy as possible, "cutting red tape" or reducing bureaucratic obstacles where feasible. Suggestions included streamlining the development and permitting process through zoning changes (i.e., form-based codes, simplified CEQA compliance, more staffing at the Planning Department to reduce permit approval times, gleaning lessons from Singapore and Switzerland's social housing models, and allowing more creative housing solutions such as shared housing.
- Group 5 also discussed the need for more housing for special needs groups such as older adults/seniors, unhoused people, and families.

Group 6

- Group 6 had a range of priorities, including planning for housing at all affordability levels; building in accountability measures to ensure that RHNA targets are met for all income levels, given that the City did not meet its low- or moderate-income targets in the last Housing Element cycle; supporting low-income/grassroots builders, such as POOR magazine (an association of currently and formerly unhoused individuals and allies); focusing new housing on infill sites; and providing more/better-funded services for people experiencing homelessness.
- Other discussion topics included balancing the production of new housing with tenant protections; rethinking how the City taxes vacant land and properties; ensuring that planning efforts for housing, transportation, and environmental justice are cohesive and synergistic; and incorporating more opportunities for community-led planning throughout the Housing Element update process.

Appendix A: Breakout Group Facilitator Notes

GROUP 1 FACILITATORS – ALISON MOORE AND LAKSHMI RAJAGOPALAN

Key Takeaways

- Important strategies include ADU incentives for homeowners (will look into and email the group)
- Other strategies will include study of rezoning citywide, adding in the hills, and enforcement of density changes.
- Private sector paying for development, vacancy tax for rental units.
- Supportive senate bills like SB35 and SB330
- Look at project laborer agreements as and local hire way to keep money in the City.
- Future is vertical- land is limited.
- Housing habitability and dense, affordable, climate resilient housing is a concern.
- Ways to be transparent and inclusive of groups that may be interested in attending stakeholder meetings, as everyone is a stakeholder

Participant 1- 20 year employee of the city, planning public works and transportation. Know a lot about zoning and policy, and how we've mistreated people. We need radical changes and won't let it go.

Participant 2- works for city attorney's office, advises code enforcement, tenant attorney before. Listening in to hear the community. Concern: people are trying to build housing for unhoused community quickly, sometimes without permits, concerns about reducing habitability standards that tenant orgs have worked to put in place. All landlords have tendency to fall to lowest floor for habitability.

Participant 3 - community organizer at save the day- interested in advocating for dense, affordable, and climate resilient housing throughout this process. From climate resiliency standpoint.

Participant 4- new to this conversation- Oakland resident, born and raised. Curious to learn more about incentives to homeowners that have space on their lots that would be open to building an additional unit and ADU.

Participant 5- wanted to clarify- unions don't provide modular construction- many are, a cheaper form of construction. Is getting better. Being constructed within san Francisco- high demand for it, that they are expanding.

What are some of the programs or actions the city can take to build more housing?

Participant 4- curious about the presentation where they mentioned lower than average density levels in east Oakland. Are any incentives made available to property owners who live in that area, who might be willing to have additional units go into their homes, or even ADUs?

Staff- the city adopted ADU regulations, and has streamlined process at the counter, so it should not take as long as a multifamily building.

Participant 4: Older people with larger lots may not necessarily have money to do that on their own. Are there ADU incentives?

Participant 1: people need to be forced to build, especially those in the Hills. Also have to look at rezoning entire areas of the city- as part of phase 2 process, including rezoning or upzoning to allow for missing middle housing. Anywhere from 2-10 units. Looking at this throughout the City. Should look at residential hillside zones as part of this.

Participant 2: new construction is not rent controlled under state law, many people are advocating for getting state to rescind Costa Hawkins law that prohibits new construction from being rent controlled. ADUs are only part of the answer, if they aren't newly constructed, they wont be under rent control.

Participant 5: The future is vertical- they are not making any more land. Look at how major cities have developed, like in Europe or Asia. The City has already increased density bonus initiatives using new state laws- allowing more height, reducing or eliminating parking.

New requirement where BART properties have new height/density requirements. Also increased heights or densities in specific plan areas.

Any pros and cons to increased height?

Participant 5: As you get more dense, more traffic and congestion- need to improve transportation and infrastructure around it. Also needs to be more local retail, so people can walk to the grocery store, without having to use a vehicle, more bike lanes. Blocking sun, park spaces.

Staff- Council has directed staff to look at fourplexes or middle housing in single family neighborhoods and more flexible ADU requirements. Is there anything else that should be included?

Participant 1: One of the main policies that need to be included in the element- enforcement of these density changes. If we're going to say missing middle needs to go in, do study of every parcel that can accommodate. Say here's your opportunity. Enforcement of policy. Means staff. Need staff to adopt radical ideas. Push an uphill battle against market forces.

Participant 3 :Save the Bay- climate resilience, as it relates to housing. Organization advocates for transit oriented housing, and urban green infrastructure.

How will these projects be financed? Implementing affordable housing impact fee, home funds to cover permitting cost, make city owned land available for affordable housing, huge gap. What are some other ways that you may know of.

Participant 5: Senate bills that talk about that, SB35 and SB330. Limits how much city council can push affordable housing forward. SNOFA, programs through HUD, just have to be utilized.

SB35 requires skills and training. Helps with funding. Also looking at local hire policies, with PLA (project laborer agreement), money back into city itself. Keeping local money within the city itself.

Participant 1: So much leakage going outside of Oakland. A lot of public based support- paying for whatever the state decides to give us, making our case. Housing people cobbling 9 different loan sources. Things to be done about that. One is we need to demand private sector kick in- they benefit from growth. Impact fee that they can pay and get off without having to build is ridiculous- need to double or triple, build many more units. Need to have inclusionary zoning so they are buying units.

Way to ban land grabs- Moms for housing, took a house that has been vacant for years in west Oakland and made it habitable. Company that had done speculative investment fought that. Get more money for it.

Existing vacant land tax that is regressive. Applies to single family homes and condos, but doesn't apply to rental units. Building that as multiple units- doesn't apply to, something that SF is looking at, but haven't seen it proposed for Oakland, and thought it was an interesting idea. Pushing people to put units back on the market. If we have vacancy tax, also need cap on sales price. Force people into selling, and then that will be selling just a bit earlier than they would otherwise.

Other groups to consider and reach out to?

Participant 1: Can't know who we need to reach out to. Don't' know how they're being noticed. Want to know more about groups. Community organizations that are missing, have the option to add those.

Group 2 Facilitator – Lauren Pepe

Key Themes

- Better financing for affordable housing: Need more options and the financing needs to be more straightforward with shorter timeline
- Community Land Trust process and Measure KK funding mechanism are great but can be streamlined and improved
- If we up-zone built-out neighborhoods like Rockridge, how do we protect existing tenants from their existing dwellings being converted into higher-density buildings?

Ideas to explore in next workshop

- Vacancy tax- but does Oakland have property registry?
- Landlords who violate laws or leave property in disrepair should be held accountable
- Get rid of evictors, agents of landlords, who benefit from eviction mill

- Make sure residents have legal tools to defend themselves
- Yearly rental increase cap of 2% might prevent landlords who push residents out to get better rate

Other things to consider

- City makes a lot of money from transfer tax when properties are sold so higher-rate homes are in its best interest
- Create separate dept for affordable housing with different rules/regulations/resources to truly service for people trying to create solutions for themselves

More details/Rest of the notes

Participants and Their Top Issues:

Participant 1: Housing the unhoused, displaced, and low-income first

Participant 2: Homelessness

Participant 3: Equity in housing

Participant 4: Ensuring more types of housing at different income levels in high-resource neighborhoods (like Rockridge)

Stacking different tax credits for affordable housing can be a cumbersome process; for market rate in contrast, you just get a loan. Perhaps bank financing or investment funds for affordable housing?

Participant lives in land trust and received measure KK funding. Challenges: difficult to navigate requirements that come with funding; secured property by making former owner accountable- reported issues- slow process; $40,000 in fees related to landlord neglect will come out funding; program needs to be streamlined and reevaluated; residents eligible for tax abatement only if all residents meet certain income requirement.

Rockridge seems like an ideal place to build more housing, but issues:

- High cost of land so likely means market rate
- Few opportunity sites
- Business district needs to be supported
- Protect existing tenants- can't use existing buildings to rebuild
- Splitting lots is not something all property owners have time/money/knowledge to do
- Not many duplexes even though it is zoned for that

Ensure affordable housing not built near freeways and other environments that are unhealthy; types of businesses contribute negatively to environment as well (such as smog check businesses)

GROUP 3 FACILITATORS – MATT ALVAREZ-NISSEN AND RAJEEV BHATIA

Key Takeaways

- Participants were interested in promoting affordable housing, including both rental as well as ownership. Ownership models allow residents to have a stake in the community and helps to reduce displacement pressures.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services, and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.
- Innovative methods of supporting and financing affordable housing were discussed, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches.
- Participants emphasized the need to create tools that let non-profit developers compete for sites against for-profit developers – tools including affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate.
- A need for affordable housing near transit was also discussed, however it was noted that transit is not sufficient enough in the city (especially to support reduced parking requirements). One suggestion was to implement a shuttle system similar to Emeryville's.

Detailed Notes by Question

Participants were asked Question #1 as part of the initial round robin, and then prompted on some of the key issues discussed. The rest of the conversation focused on Question #2. Questions #3 through #5 are provided for context.

Question #1 – What housing issues are important to you?

- More affordability
- Affordable homeownership is possible (community land trusts, Habitat for Humanity, etc.), City focuses too much on affordable rental. Ownership will help reduce displacement pressures.
- Pay attention to the unhoused population
- RHNA process is important to get more housing built, wants to see more housing at every income level

Affordable Housing?

- Trying to promote affordable housing in Rockridge, but land costs make it very difficult
- Land trusts are a good approach, since they keep land costs down. They have worked in East and West Oakland. Participants support land trusts is there is true equity for those involved – without equity that carries on after a resident has left this is deceptive.
    - Completed homes can be purchased and placed into the trust, or vacant land can be converted. The trust is owned by a non-profit organization with a board of directors to represent the community. Land is taken out of the equation, and future changes in cost are based only on improvements (not the cost of land).
    - Discussion returned towards land trusts at the end of the group – one participant noted that the return on investment in land trusts way outpaces what a resident would have been able to acquire as a renter.
    - One participant pointed to TOPA in Berkeley, which provides no equity for tenants. They would hate to see the same thing in Oakland, which would create two classes of people considered homeowners.
    - One participant noted that if there is a TOPA or land trust in Oakland it needs to be more than rental, and needs to have some equity (although it may have to be limited equity).

Unhoused Population?

- Participants are here looking for solutions
- Need for wrap-around solutions for homeless housing. Some people are fine with just housing, but other people need longer-term help.
- City is in the process of allowing more types of temporary units, like RVs, tiny homes, etc. on property that was previously excluded.
- City should look at manufactured housing to see if there are any barriers in City regulation.
- Some concerns about union opposition to this building type.
- Need to increase the number of units that can be developed quickly, even if temporary. There are immediate housing needs to be met. The city still needs to build more permanent buildings, but it takes a long time to get this done. Need to facilitate temporary housing in the short run, and treat people like human beings until the permanent housing gets built.
- Safe parking zones for those living in their cars.

Question #2 – What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of: Raising heights and densities to allow for more housing

, *Restrictions on amount of parking to reduce housing costs*, *Allowing different housing options in single family neighborhoods*, *Ways to pay for affordable housing*

- Even with higher densities and taller buildings, land costs in Oakland are so high that it often does not help make developments more affordable.
- If the non-profit sector is competing with the for-profit sector for land, the for-profit developers can always put up more money. Need to think of ways to keep the non-profit sector in the game and disincentivize for-profit developers. This applies to all parcels on the market, not just surplus public land.
    - An affordable housing overlay provides one approach. It is legal, and will make development less attractive for for-profit developers.
- The City should try to disincentivize people who buy units are investments and do not occupy them.
    - San Francisco is considering this, and Vancouver has a vacancy tax. Oakland has a vacancy tax currently, but it only applies to vacant land. The City should consider taxing vacant housing as well. In San Francisco's proposal the tax would increase year by year (although single-family residences and condos would be exempt).
- Increased density bonus incentives, even beyond what the State allows, should be considered. More bonus and more incentives for affordable housing are needed. This is similar to the affordable housing overlay, but it does not increase the basic value of the property. With a density bonus it only makes it more cost effective to build affordable housing units, not a market-rate development.
- Participants discussed the school district properties to be closed or consolidated, and that these should be considered for housing. It is unfortunate that they are closing, but the City needs to think about how to capitalize on that opportunity. A discussion of the State Surplus Land Act and its requirements also took place.
- Density and parking reductions – Oakland would need much better and more frequent transit to successfully reduce parking.
- One participant brought up Emeryville as an example of a city zoned entirely for medium density with a higher required minimum affordable percentage. Upzoning everything with higher affordable requirements is one potential approach.
    - The group discussed the history of Emeryville's development, including the need to reuse previously industrial land. Their experience with parking requirements has been very positive.
    - One participant discussed the Emeryville Go-Round, which goes everywhere in the city and takes residents directly to BART. If Oakland has something similar it would be great – although the city would need several shuttles going to most of the BART stations throughout Oakland.

- Plans for a road diet on Martin Luther King Way, potential for a bus only lane. However, infrequent service is also a major issue. Transit was disrupted by COVID, but it was bad before that too.
- One participant remarked that Oakland is not building enough housing at all income levels. Another participant disagreed and said there is enough higher-income housing.
- One participant said SB9 and SB10 were good steps in the right direction, and was disappointed that SB50 did not pass.

Zoom Chat

19:10:48 From Hope Williams to Everyone:

Hi all! I can only stay for a few minutes. Thank you!

19:18:19 From Hope Williams to Everyone:

A typical community land trust is a nonprofit run by a board, staff, and community members. The community land trust balances the interest of its residents, the broader community, and the public interest to promote wealth building, retention of public resources, and solutions for community needs.

19:19:31 From Hope Williams to Everyone:

hope@theselc.org

19:20:04 From Stuart Flashman to Everyone:

Thanks, Hope.

19:20:51 From Hope Williams to Everyone:

The thing with CLTs is that they are wildly underfunded

19:21:08 From Hope Williams to Everyone:

Small Sites Program in SF is a tale of caution and also hope

GROUP 4 FACILITATOR – LAURA KAMINSKI

- Participant 1-I lived near the lake, very concerned about the unhoused people and definitely interested in housing different levels. Taxing businesses. Parallel financing plan.
- Participant 2, work at Sustainable Economies Law Center. Realize how planning laws and building codes get in th way of the process. Concerned will have a Housing element on a tight timeline.

- Participant 3, had no fault eviction in san Francisco. Want to look at racial impacts. Want to also meet low and moderate income housing so have middle class. Strategies of how to keep our black community here and stop gentrification.
- Participant 4 lives in Rockridge, lived in Chicago. I am here in the YIMBY movement. Grew up in California as a NIMBY to save land, but now realize can build up. Mixed income is very important. I work in educational video games, we are building all of this technology, pushing on all of this front and we are losing all this part of people who don't have access to technology. How are we supporting the low income. We are separating the bottom and the top and Oakland's segregation is increasing, this is scary to me.
- Participant 5, live in Oakland for 3 years and a volunteer for YIMBY, want more housing in areas that have been exclusionary in the past and are by BART Stations.
- Participant 6 for assembly member Bonta, want to hear what the community is saying.

Participant 3 – upzone Rockridge and Montclair. We want transit-oriented development, we should have affordable housing near transit so they can get around. If at Fruitvale adding more density, how do you not have a speculative market, had that in the Mission in San Francisco.

Participant 4 – prevention of development made it harder to be there.

Participant 5 – focusing development along the wealthier neighborhoods.

Participant 3 – increasing inclusionary and impact fees, using underutilized commercial for housing. Big problem is church and empty lot properties that are not being used.

Participant 2 – heard we don't have control over this and that, market forces. One of biggest problems is people buying up land and houses. City should look at its ability to manage absentee ownership. Oakland has more power to control the market and access to funds. Transfer taxes for expensive housing. Last year there was a bill that increasing the penalties for a City not meeting the deadlines for the Housing Element. When we think of what can we do ourselves, Homefulness, we should be rolling out the red carpet for them. City creates these barriers.

Participant 3 – very creative use of development services fund in San Francisco. Jamie Samabatu in San Francisco to check on how they are doing that. Waiving of permit fees. Landlord's gets charged a fee for an annual inspection, can be more flexible many for use of that money

Participant 1 - Can developers be required to pay into an anti-displacement fund to pay for legal services for tenants. Also look at increasing impact fees.

Zoom Chat

19:20:11 From *Laura Kaminski to Everyone:

What housing issues are important to you?

19:20:37 From *Laura Kaminski to Everyone:

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons)

19:21:11 From *Laura Kaminski to Everyone:

Raising heights and densities to allow for more housing

19:21:34 From *Laura Kaminski to Everyone:

Restrictions on amount of parking to reduce housing costs

19:21:53 From *Laura Kaminski to Everyone:

Allowing different housing options in single-family neighborhoods

19:22:23 From Bobbi Barbara Lopez to Everyone:

But if you give a developer a break, there needs to be a value capture-more density, more affordability. The problem is up zoning without affordability in low income neighborhoods leads to displacement of Black and Brown folks.

19:22:31 From *Laura Kaminski to Everyone:

What other things do you think will make a difference in Oakland's ability to encourage more housing, especially affordable housing?

19:25:57 From Bobbi Barbara Lopez to Everyone:

You develop, but with more affordability requirements

19:26:05 From Bobbi Barbara Lopez to Everyone:

Treat different areas differently.

19:26:14 From Bobbi Barbara Lopez to Everyone:

https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/

19:26:50 From Bobbi Barbara Lopez to Everyone:

I think looking at the Urban Displacement Project mapping and thinking of zoning that way.

19:27:27 From Bobbi Barbara Lopez to Everyone:

Higher affordability in areas "susceptible to displacement," while lower requirements in areas that are in advanced gentrification or exclusive…

19:30:29 From Bobbi Barbara Lopez to Everyone:

Also allowing church/religious property to become housing

19:30:41 From Bobbi Barbara Lopez to Everyone:

We have a massive empty lot near my house.

19:33:06 From Bobbi Barbara Lopez to Everyone:

TOPA!!!

19:34:13 From Bobbi Barbara Lopez to Everyone:

Or even an EIFD would be legislative.

19:34:21 From Bobbi Barbara Lopez to Everyone:

Not even a need to do a Go Bond.

19:46:24 From Janelle Orsi to Everyone:

Can we create a totally separate Planning & Building department just for grassroots and nonprofit-led building projects? It could have totally different funding, different staff with training about the particular needs of such projects, and trauma-informed training to be sensitive to the needs of people with housing insecurity.

19:46:54 From Bobbi Barbara Lopez to Everyone:

Jamie Sanbonmatsu

19:47:19 From Sid Kapur to Everyone:

I have to leave a bit early. Thanks Laura for moderating, this was a really interesting conversation!

19:49:31 From Bobbi Barbara Lopez to Everyone:

Could you do a two tier fee system? One for projects of at least 50% affordable, one for less than 50% market?

GROUP 5 FACILITATORS – DIANA PEREZ AND ALICIA PARKER

- Participant 1 – Lives in assisted living, skilled nursing facility. I would love for all seniors in Oakland to have the support she has, regardless of income. Affordable housing development issues. Wealth of knowledge in the community to help advise the City. Commission on aging. Financing is very complex – someone
- Participant 2 – salvation army. Housing homeless families. Developer + finding contractor for putting up housing; raise money. The very important need to put housing as inexpensively as possible. We take care of people on the streets. Without regular builders who are incorporating low-income housing in their buildings + CEQA is an issue.
- Participant 3 – Oakland Heritage Alliance. Advocate for reusing existing buildings. Converting existing buildings that are underutilized. More cost effective to use existing building – Historical building code can.
- Participant 4 – Dimond District. Raising two boys. People living on the streets – why do we allow them. People are being pushed into homelessness. I want the city to build more homes. Diamond is commercial corridor, well-served by transit – allow zoning changes for.
- Participant 5 – Oakland needs to build housing at all income levels. I don't agree with some of the comments on restricting market rate. I think this puts pressure on displacement. Concerned about supply of family housing, concerned for people starting families and careers being able to stay in Oakland.
- Participant 6 – D1 resident. As a city we build abundant, dense, inclusive housing. Getting to interact with people from different backgrounds, our planning and regulations makes it hard to interact with people – Oakland had one of the lowest rent increases. City has been making some good changes. A lot of underutilized land. Most of Longfellow is single-family homes. To the extent that we can get the city to encourage

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:

Issue: Development process is too long. Streamline permitting and entitlement for new housing production. Time cost money for developers. Where can you cut the bureaucracy?

Does the state require streamlining? Where is Oakland in that process?

CEQA: The rounds of community input where lawsuits can be brought against projects // CEQA.

Broadway Valdez – this seems like a successful strategy --- new housing is going up, some preservation. Up zoning brought new production. Are there other specific areas in the city to increase density.

When Prop 13 went up taxes dried up – CEQA used to be a big source of lawsuits.

Participant 4 – very frustrated with CEQA. Supports SB 9—lot splits for single-family homes. Areas near transit need higher density. Apply parking limits/max. near transit areas.

Housing impact fee needs to be looked at closely. It's unclear where the money went.

Zoning: Limiting number of units based on lot size – in some areas some of these limits should be eliminated. Form-based standards (whatever fits in envelope). ADUS: we are not keeping up with the state. Making a broader use – going beyond state's min. requirements. City's mobile home rules are too restrictive – allow them in private property (cost effective/short-term housing strategy). House boats- is the housing looking at possibility of looking at some of these strategies? Be cautious about upzoning, because it's difficult to downzone. Be targeted with upzoning (form based code)

A lot of decions are made at the city – move to hyper local approval – zoning change could be made by block – incensitve people to paritciapte in these meetings. The burden of proving no harm is on person

Participant 4 – Social housing is not going to be the solution; Singapore and Switserland -- lease on house. People can save money. Mixed income social housing; following Singapore and switserland. Planning department needs more money; they don't have the time to look through all applications. Over one-month over due for pre-approval.

Current zoning rule that limits the number of kitchens – one way the city defines a regular housing unit – get rid of this to encourage shared housing or other innovative housing types.

Participant 3 – Some cities will contract out permit processing to consultants, to process applications very quickly. Another possibility to allow overtime plan checking.

- Some strategies included x, y, and z.
    - Form-Based codes and standards to increase the number of housing units that can be built on a lot.
    - Making sure that we're building the type of housing needed for families.
    - Building more housing around transit corridors.
    - Making it as inexpensive as possible to build housing – cutting red tape wherever possible.
    - Getting rid of the one-kitchen rule to allow for more creative housing solutions – such as shared housing.
    - Preserving existing affordable units, and also converting vacant buildings.
- Issues and concerns included x, y, and z.
    - Making sure that seniors at all income levels have access to safe, affordable and supportive housing options.
    - Housing the unhoused.

  - The cost of building affordable housing and how long it takes to entitle and permit housing.

- Other ideas for promoting affordable housing included x, y, z
  - Affordable Housing Zoning Overlay – areas of the city where streamlining affordable housing would be possible.
- Strategies to prevent displacement included x, y, z.
  - Looking at Singapore and Switzerland to see how they are implementing a social housing model; and bringing lessons learn for a social housing approach in Oakland.
  - Being very careful with up-zoning to prevent displacement due to increased land values.
  - Going beyond the state's incentives for ADUs – making sure,
- Other topics of importance include x, y, z.
  - Taking a close look at the impact fee – re-thinking whether this is an effective strategy to provide affordable housing.

GROUP 6 FACILITATOR – DANIEL FINDLEY

Participant 1:

- Policies to this point have been a failure- is wary of these discussions
- "ludicrous policies" set by the City e.g., city required Poor Magazine to build parking spaces for which there is no use which delayed move in for tenants.
- Conversations that she's had with the city acknowledged that some policies don't make sense. Takeaway message: "nice to talk to the community but the bottom line is these meetings and processes are inaccessible. Not much faith until I see that the city has approved policies that support low-income builders (like Poor Magazine)
- All conversations seem to be limited to market rate builders. City should impose fees on developers who can afford it, not on organizations like POOR.
- Oakland Homeless Advisory Committee seems useless.
- A solution is prioritizing construction of housing for low-income builders and building a supportive infrastructure for this. Improve the communication between Planning & Building departments

Participant 2 (city employee and Challenge Grant Fellow)

- City has never been able to create space for the unhoused and black and brown communities.
- What is the usefulness of the Housing Element?

- Staff should consider having a housing professional share the actions needed to build housing such that the unhoused are housed and people can remain in their housing. As we're building new housing, ensure that we're maintaining tenant protections
- Increase the advocacy efforts on behalf of the city
- Re-think how city taxes vacant land and properties

Participant 3
- The General Plan Update process is fragmented. Housing and transportation are intertwined. Environmental justice is intertwined with Housing and transportation.

Participant 4
- Generally, aligns with group feedback. Need to focus on infill and is surprised to see vacant and underutilized areas.
- Appreciates advocacy done for housing
- Housing at all affordability levels

Participant 5
- Resident of Eastlake. Why did Oakland miss the mark of housing goals? Do we have a sense of why Oakland missed the mark and what are the accountability measures to not miss the mark moving forward.

Participant 6
- Have there been any considerations of adding community partners that support groups that work for the unhoused? City should consider a resource fair for residents who need education on their options for offload their properties

Participant 7 (East Bay Housing Organizations)
- Housing goals are simply goals; Alameda County can dictate use of its own funds.
- Sees discrepancies of homelessness between SL and Oakland.
- Need a census of how much housing is needed and the services that people need.
- Need for triage of homeless individuals so that we understand the reasons for homelessness. *Homeless aren't living, but simply existing*
- Would rather see public sites such as OPD and County Jail become potential sites for housing

Appendix B: Zoom Chat

18:09:04 From WILLIE E STEVENS to Everyone:

I don't have that icode

18:10:17 From POOR Magazine to Everyone:

I don’t see public comment ?

18:12:20 From Ms. Omowale Fowles to Everyone:

I do not see the language

18:12:21 From Bridget Cervelli to Everyone:

I think public comment is the q&a section in the middle of the agenda- don’t know, just guessing

18:12:50 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

If you’re joining late, please select language from globe icon on your screen (on the bottom right). You have to select English as well.

18:12:53 From Casey Farmer to Everyone:

Can these slides (and the ones from the last workshop) please be posted or sent to attendees?

18:12:54 From Hazel O'Neil, Dyett & Bhatia to Everyone:

There is a globe icon labelled “interpretation” next to the reactions icon at the bottom of zoom screens

18:13:17 From Khalilha Haynes to Everyone:

Please check the bottom of the screen next to live transcript for interepretation.

18:14:11 From Khalilha Haynes to Hazel O'Neil, Dyett & Bhatia(Direct Message):

hi, could you make me a co-host please

18:14:15 From Gary Barg to Everyone:

What exactly is ‘environmental justice”?

18:14:35 From Iris Starr to Everyone:

How can Environmental Justice be “optionally” integrated??? It s/b a baseline contribution to the Plan, also with the infrastructure study going on

18:15:19 From *Laura Kaminski to Everyone:

It can ether be a stand alone element or integrated into all of the elements

18:15:36 From *Laura Kaminski to Everyone:

That is what State Law states

18:15:41 From *Diana Perez, City of Oakland to Everyone:

@Gary Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks. Environmental justice seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that affect them. "Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

18:16:05 From Iris Starr to Everyone:

Yes, so why isn't it definitely integrated?

18:16:16 From Gary Barg to Everyone:

Thanks for the definition!

18:16:17 From Iris Starr to Everyone:

It must be

18:16:35 From Sangeeta Sarkar to Everyone:

What is the timeline for the Equity Working Group?

18:16:45 From *Khalilha Haynes, City of Oakland to Everyone:

The EJ Element is a part of the General Plan.

18:16:58 From Iris Starr to Everyone:

It's hard to take this slide seriously. Is this a Housing Element Party?

18:17:24 From Mattie Scott to Everyone:

Mattie Scott, Vice-Chair of the Commission on Aging: Why is youth engagement included but no senior engagement?

18:17:58 From Hope Williams to Everyone:

Just curious. How many pop-ups events?

18:18:49 From *Khalilha Haynes, City of Oakland to Everyone:

Seniors are a part of our targeted outreach.

18:18:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The Equity Working Group (EWG) recruitment just closed last week. The EWG meetings will be structured around key general plan milestones

18:19:07 From Iris Starr to Everyone:

Clearly staff intends to separate the Housing and Environmental Justice Elements even though it is imperative that they be developed together.

18:19:37 From Sangeeta Sarkar to Everyone:

Thank you Lakshmi!

18:19:43 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Thank you for your questions and comments here. Please also note that will be opportunity for live questions and answers right after the presentation.

18:20:03 From Mattie Scott to Everyone:

We'd b interested in hearing more about how you are targeting seniors, and we are happy to help. Have you used the Senior Centers for reaching seniors?

18:20:42 From Liana Molina to Everyone:

May someone on the team pls drop the link where we can access these meeting notes, slide decks and materials? Thanks!

18:21:07 From Hope Williams to Everyone:

Sorry to do a throwback. 44% declined to comment. That's a lot!

18:21:09 From *Khalilha Haynes, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meeting

18:21:09 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/general-plan-update#community-events-and-public-meetings

18:21:10 From Iris Starr to Everyone:

Rajeev, call on POOR Magazine

18:22:02 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will be reaching out to senior centers. Thank you for your input.

18:22:11 From Iris Starr to Everyone:

No where am I seeing mention of talking to unhoused people, or asking them what they need and know.

18:24:11 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The Deeply Rooted Collaborative engagement also includes reaching out to unhoused people

18:25:13 From Janelle Orsi to Everyone:

That's a lot of housing for rich people.

18:25:14 From Christopher Norman to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That *needs* to be the focus for this housing element update.

18:25:29 From Christine Hernandez to Everyone:

^^^^^^^

18:25:41 From Iris Starr to Everyone:

Who is the DRC reaching to, exactly?

18:25:43 From Hazel O'Neil, Dyett & Bhatia to *Lakshmi Rajagopalan, City of Oakland(Direct Message):

Ok

18:26:06 From Christine Hernandez to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That *needs* to be the focus for this housing element update.

18:26:09 From Iris Starr to Everyone:

^^^ Chris Norman and Janelle Orsi

18:26:25 From Raul Maldonado to Everyone:

Can you go back to the last slide, on the graph for RHNA

18:26:45 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

working class communities, communities of color, unhoused folks, formerly incarcerated folks, youth, undocumented folks, and folks who are experiencing environmental injustices.

18:26:58 From Iris Starr to Everyone:

CN - and we have a 66% increase in Unhoused!!!

18:27:15 From Bradley Cleveland to Everyone:

You identify housing sites in this element. Shouldn't the mitigate the problem: "Competition over limited sites," because sites aren't limited?

18:27:54 From Liana Molina to Everyone:

Please email registrants the slide decks from these mtgs when you have a chance.

18:27:57 From Megan Nguyen to Everyone:

The prioritization of affordable housing is particularly important in light of the CIty consistently exceeding its RHNA targets for market rate housing while falling far short of its affordable housing goals, as evidenced by a ratio of 9.5 market-rate units for every 1 affordable unit

18:28:17 From Christopher Norman to Everyone:

Not only did we not meet the RHNA goals, but we desperately failed to meet the needs of residents who need housing most. I understand that there are financing challenges, but this is where we need to advocate at the state and federal levels for more funds.

18:28:22 From *Laura Kaminski to Everyone:

We can post the slides on the website

18:28:22 From Janelle Orsi to Everyone:

In our experience, obstructive city policy and bureaucracy has been a big barrier to community groups building housing for themselves, which is why some of are here and waiting to know if the City is ready to look at adopting radically different approaches to supporting housing needs. (I work for Sustainable Economies Law Center which provides legal support to local land and housing projects)

18:28:44 From POOR Magazine to Everyone:

All the things the City said it did for outreach is what we do EVERY week in

18:28:48 From Christine Hernandez to Everyone:

The homeless population has jumped by 63% since 2017 in Oakland, where the median house sales price is about $750,000. There are about 4,000 homeless people — many of them living in at least 140 encampments of tents and RVs.

18:28:48 From POOR Magazine to Everyone:

Sliding

18:28:50 From Iris Starr to Everyone:

Stop supporting market rate housing in any way until our unhoused people are living in adequate homes.

18:28:54 From Bobbi Barbara Lopez to Everyone:

Fell short of meeting its affordable housing by a tremendous amount. Oakland met 174% of its market rate, but only 22% met for affordable housing-only 1,506 units of the state goal of 5,443 it was supposed to create for working people according to your own reports. I don't see the political will to do so from this administration. It won't even implement it's 2018 public lands policy.

18:29:09 From Christopher Norman to Everyone:

*** As mentioned at the last community meeting, we need a study to determine whether impact fees or inclusionary zoning will result in more affordable and deeply affordable units actually being built.

18:29:21 From POOR Magazine to Everyone:

SLIDING SALE CAFE in deep east Huchuin - oakland

18:29:26 From Bridget Cervelli to Everyone:

Housing unhoused people whose lives are in danger every day should be priority #1 period.

18:30:01 From Iris Starr to Everyone:

And 4000 vacant units available in the City. Most owned by speculators.

18:30:49 From POOR Magazine to Everyone:

Homefulness is DEEPLY Rooted Outreach and homeless peoples solution to homelessness- 82nd and MacArthur

18:30:54 From Iris Starr to Everyone:

4000 unhoused, 4000 units available if we make policy changes to help Oaklanders

18:31:00 From Janelle Orsi to Everyone:

In the last Housing Element, the City said it would take 131 Actions to meet housing needs. We're making a slideshow to learn about them here: https://bit.ly/3uY1ReJ

18:31:40 From Christopher Norman to Everyone:

While we need to increase density to meet the need, any upzoning or development *MUST* come with additional tenant protections to ensure current residents are not displaced.

18:31:55 From Preeti S to Everyone:

Does the Housing element provide guidance on how much affordable housing is needed in the city? And will this then translate into some kind of affordability requirement policy update by the city?

18:32:01 From Phyllis Horneman to Everyone:

Where can I get information on the 4000 vacant units?

18:32:09 From Christine Hernandez to Everyone:

The City of Oakland didn't fail to plan… so why did the City of Oakland plan to fail… our Black, Brown, Native and low income communities and why should we trust you now. THIS PROCESS DOESN"T ALLOW FOR REAL COMMUNITY ENGAGEMENT!!

18:32:34 From Christine Hernandez to Everyone:

Yes! I want the list of vacant units!!!!!!!!!

18:32:49 From Sean Golden to Everyone:

Has Oakland opted into SB10?

18:33:10 From Hope Williams to Everyone:

I was already worried about SB 9 and 10. It feels like it puts the onus on the tenants to organize to secure affordable housing.

18:33:31 From Iris Starr to Everyone:

The policies in the existing element have largely not been implemented! The past 5 years' "accomplishments" have done little to change people's circumstances.

There was a noted 47% increase in homelessness in a two-year period during this "time of change", totaling over 4,000 people. The dramatic increase, per the report, "demanded a refocus on strategies, resource allocation, and timing."

18:34:34 From Phyllis Horneman to Everyone:

Reducing parking means transit has to be good enough to make this work

18:34:47 From POOR Magazine to Everyone:

We were blocked from opening at Homefulness - even tho its right down the street from a "transit" center - and we have heard that other places are being approved without Parking

18:35:11 From Iris Starr to Everyone:

The Planners and Housing Department people have failed Oakland. We see what has resulted from existing work:

Dramatically increased homelessness and encampments

131 "actions" with virtually no results (not meeting the numbers for affordable housing and instead prioritizing market rate/corporations)

Failure to engage the community and listen.

Not asking the people who are suffering.

Dismissive and sabotaging of local community participation

Not listening, representing profiteers

Obstructing solutions brought by people who know what they need

18:35:11 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland: https://docs.google.com/document/d/196wyCPc6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing

18:35:13 From Janelle Orsi to Everyone:

We've learned that so many of these incentives and opportunities are practically impossible for grassroots groups to take advantage of in building housing.

18:35:44 From Bridget Cervelli to Everyone:

^^And the city does nothing to let low income builders know they are even available

18:36:15 From Janelle Orsi to Everyone:

Homefulness was obstructed from letting unhoused people move into their units because of parking requirements: “Maybe you shouldn’t be building this project…” Is the City of Oakland Really Doing All They Can To Create Affordable Housing? https://www.poormagazine.org/node/6164

18:36:20 From Sid Kapur to Everyone:

Can you go back to the parking slide? It went back kind of fast

18:36:25 From Sid Kapur to Everyone:

went by*

18:36:27 From Preeti S to Everyone:

Oakland needs to increase its minimum affordability requirements for housing projects and not allow market-rate developers to get away with paying in-lieu fees instead.

18:36:38 From *Khalilha Haynes, City of Oakland to Everyone:

Hi all, we're monitoring all the questions in the chat and are responding to all questions for clarification. Some questions require a deeper answer and will be answered in a follow-up FAQ.

18:36:39 From *Diana Perez, City of Oakland to Everyone:

Thank you for all your excellent questions! Any question we're not able to answer today, we will answering through a Q&A after the meeting.

18:36:46 From Christine Hernandez to Everyone:

The City can get out of the way when we create our solutions. They can support instead of sabotage.

18:37:06 From Raul Maldonado to Everyone:

Love that <3

18:37:20 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland:

https://docs.google.com/document/d/196wyCPc6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing

18:39:18 From Christine Hernandez to Everyone:

All the while the City paves the way for developers who are pricing us all out!!

18:40:15 From Janelle Orsi to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: https://bit.ly/3uY1ReJ

18:40:25 From Iris Starr to Everyone:

Let people talk, answer/justify later

18:41:01 From Iris Starr to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: https://bit.ly/3uY1ReJ

18:41:56 From Christine Hernandez to Everyone:

We need a department specifically for these projects. The developers run the building and planning department. It was designed by them for them.

18:42:08 From Iris Starr to Everyone:

Bill, regulations do not need to be “reviewed” they need to be changed!

18:42:32 From POOR Magazine to Everyone:

we have

18:43:17 From POOR Magazine to Everyone:

We have Homefulness #2 and no-one is making this easier for us poor houseless and indigenous peoples build ur own solutions

18:43:22 From Christine Hernandez to Everyone:

131 Flavors of Failure!

18:43:29 From Hope Williams to Everyone:

Super educational! Thank you, Janelle. Slides laying out the Housing Element https://bit.ly/3uY1ReJ

18:43:47 From Hope Williams to Everyone:

So unfortunate that none of these have come to fruition. 😕

18:43:55 From Janelle Orsi to Everyone:

The City really needs to use its power to SHAPE those market realities.

18:44:10 From Iris Starr to Everyone:

Yes, Christine, for developers, by developers, with the collusion of the City. They get special treatment, common folks get blocked and dismissed

18:45:55 From POOR Magazine to Everyone:

WE r exhausted = from getting ready fpr permits gangsters visit tomorrow - we may not be able to stay in for breakout rooms

18:45:58 From Bobbi Barbara Lopez to Everyone:

It's unfortunately to hear what is still happening to Homefulness. I wish we could use some of Fund 2415 to waive permits for groups like these. I don't think lands trusts and groups like hopefulness should pay for permits, frankly. Other cities like SF are more expansive in their use of Development Services Fund.

18:46:35 From Christine Hernandez to Everyone:

++++++

18:46:52 From Christine Hernandez to Everyone:

++++++

18:47:04 From POOR Magazine to Everyone:

thankUUUU @christine and Bobbi and Bridget!!!!

18:47:47 From Janelle Orsi to Everyone:

Thank you, Bobbi. On that note, Homefulness worked with Rebecca Kaplan to write legislation to exempt such projects from building permit fees, but the City said it wasn't possible. It stalled out.

18:47:51 From Stuart Flashman to Everyone:

We need to DISincentivize market rate projects!

18:48:05 From Janelle Orsi to Everyone:

Bridget, thank you so much for saying all this.

18:48:29 From Iris Starr to Everyone:

Wow, bring it Bridget!

18:48:49 From Hope Williams to Everyone:

Bridget, powerful!

18:48:57 From POOR Magazine to Everyone:

City of oakland has made this building opening possible and instead is putting down concrete barricades to make people not be able to park or sleep

18:50:13 From Hope Williams to Everyone:

Thank you, Dustin!!!

18:52:15 From Iris Starr to Everyone:

YES!!! Chris Norman, spot on, where is Housing Dept???

18:52:46 From Hope Williams to Everyone:

I can't unmute

18:52:53 From Christopher Norman to Everyone:

Not meaning to call out the housing department, moreso to ask how these departments are working together

18:53:03 From Christopher Norman to Everyone:

and would love a response, if possible

18:53:56 From Hope Williams to Everyone:

+1 Christine

18:53:57 From *Laura Kaminski to Everyone:

We are working regularly with the Housing Department on the Housing Element

18:54:09 From Christopher Norman to Everyone:

Would love to hear how!

18:55:06 From POOR Magazine to Everyone:

thank u christine

18:55:12 From Hope Williams to Everyone:

Thank you Christine!

18:55:43 From Christopher Norman to Everyone:

They are the ones administering affordable housing funds and policies in the City, so it seems like they should have a much bigger presence in this process. I'd love to hear from them.

18:55:53 From Janelle Orsi to Everyone:

I think this is HCD Strategic Action Plan, and it made me very sad: https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing

18:56:02 From Bridget Cervelli to Everyone:

And just because these meetings are largely inaccessible to our prolific community of unhoused organizers does not mean that their needs for life-saving shelter shouldn't be priority #1

18:56:08 From Iris Starr to Everyone:

Submit the same old element to the State now and start over with an inclusive real community process.

18:56:35 From Raul Maldonado to Everyone:

I may have to jump off the call soon. If I cannot attend, is there an email I can provide feedback for this workshop #2.

18:56:43 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

generalplan@oaklandca.gov

18:56:44 From Raul Maldonado to Everyone:

Also, enjoyed the raised hands & questions

18:56:45 From Janelle Orsi to Everyone:

The slideshow about HCD's Strategic Action Plan feels less like a plan and more like the City throwing up its hands. Look at the last two slides: https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing

18:57:17 From Bridget Cervelli to Everyone:

We need access janelle^^

18:57:21 From Iris Starr to Everyone:

The had director has been there over a year now…

18:58:16 From Janelle Orsi to Everyone:

The HCD slideshow again: https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing

18:58:21 From Iris Starr to Everyone:

The HCD Director I mean

18:58:30 From Christine Hernandez to Everyone:

++++++

18:58:30 From Bradley Cleveland to Everyone:

Thank you Bobbi.

18:59:04 From Christine Hernandez to Everyone:

Thank you Bobbi.

18:59:42 From Janelle Orsi to Everyone:

Here's the HCD Strategic Action Plan again. Don't have the public link handy at the moment: https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing

18:59:43 From Christopher Norman to Everyone:

@Janelle - what you highlighted in the HCD strategic action plan (2nd to last page) shows what the issue is - it says we need over $450 million to meet our current housing goals. This question about financing is what we need to be discussing.

18:59:50 From *Audrey Lieberworth to Everyone:

EIFD = Enhanced Infrastructure Financing Districts

18:59:52 From Caleb Smith to Everyone:

Good evening, this is Caleb Smith with the City of Oakland Housing Department- as mentioned, I am observing tonight. We look forward to continuing to partner with Planning and to attending future meetings to hear all this valuable community input.

18:59:55 From Bobbi Barbara Lopez to Everyone:

100% Affordable housing or even a mixed income prioritizing affordable housing EIFD would be a great start.

18:59:59 From Stuart Flashman to Everyone:

Impact fees are a joke!!

19:00:25 From POOR Magazine to Everyone:

Impact fees are

19:00:30 From POOR Magazine to Everyone:

Wrong

19:00:35 From Iris Starr to Everyone:

Yes they are, Stuart, so developers need to build housing not pay to escape it

19:00:36 From Janelle Orsi to Everyone:

^Christopher, exactly. It says we need $450M to meet the last Housing Element's goals, and the "punchline" slide just says: we need more money.

19:00:39 From Hope Williams to Everyone:

Special request going forward : Please don't use diffusive language by repeating the same sound bites. It's demoralizing.

19:00:43 From Bridget Cervelli to Everyone:

Where are you implementing community input? Where are you allowing the unhoused community to create policy? Enough of pretending that the people creating housing policy in oakland have any idea of what is needed and how to implement it effectively. Lives are lost in the City's translation of community input.

19:01:05 From Janelle Orsi to Everyone:

Meanwhile, the City is looking to build this $500M police administration building: https://skarc.com/projects/oakland-police-administration-building/

19:01:24 From POOR Magazine to Everyone:

what we need is requirement of every luxury or moderate rate housing to go to offset poor people housing

19:01:51 From Stuart Flashman to Everyone:

We need to require a MINIMUM of 20% affordable in any project.

19:01:53 From Alexis Oviedo to Everyone:

I believe they are looking to develop the existing OPD admin building into housing units

19:02:27 From Iris Starr to Everyone:

There is money and property held by corporations. That is what we need.

19:02:52 From POOR Magazine to Everyone:

But Bill the City has money for Concrete barricades and sweeps

19:03:18 From Bridget Cervelli to Everyone:

POOR Magazine organizers have policies ready to go that should be implemented and have support of City Council

19:03:34 From Stuart Flashman to Everyone:

Repurposing for market rate is waste.

19:03:43 From Bradley Cleveland to Everyone:

Unions aren't the problem

19:04:01 From Raul Maldonado to Everyone:

I have to jump off, but I am for diverse dense housing development in all regions in Oakland, but especially in affluent areas that had hard time for development. Moreover, mixed housing projects with >=20% affordable housing would be great. 🙂 Sending more details via email. Thanks!

19:04:05 From POOR Magazine to Everyone:

SPEND the millions of dollars spent on poLicing of houseless people and creating barriers to sleep spent on creation of housing

19:04:07 From Iris Starr to Everyone:

And plenty of money being spent for the A's stadium (1Billion for infrastructure

19:04:15 From Bobbi Barbara Lopez to Everyone:

City should take a "support" position on SB 6, which allows for underutilized commercial and parking lots for housing!

19:04:17 From Raul Maldonado to Everyone:

Love the comments & views being expressed

19:05:07 From POOR Magazine to Everyone:

We charge NO RENT - at Homefulness - this is a poor and houseless people solution and we know why we become houseless

19:05:26 From Iris Starr to Everyone:

Unions and corporations support many of our politicians

19:05:35 From Dustin Parciasepe to Everyone:

factoryOs is a local union modular shop manufacturer. Many projects in SF are being constructed with union modular.

19:06:26 From Bradley Cleveland to Everyone:

Thanks, Dustin

19:06:35 From POOR Magazine to Everyone:

Most of the houseless people in oakland are disabled elders

19:07:51 From POOR Magazine to Everyone:

We have input from seniors /elders in Homefuness and we have to go cuz we have to keep building we hope this wants a waste of time

19:08:41 From Christine Hernandez to Everyone:

Where do I get that list of vacant properties?

19:08:51 From Bradley Cleveland to Everyone:

I need to sign off. Thanks so much for dialogue

19:09:30 From Bridget Cervelli to Everyone:

Please don't make us share our experiences for nothing, this is exhausting

19:09:30 From Iris Starr to Everyone:

And is there a list of tenants and landlords?

19:52:38 From Daphine Lamb-Perrilliat to Everyone:

Great meeting.. Thank you very informative.

19:52:42 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

All community event information including meeting presentations and summaries are posted here:https://www.oaklandca.gov/topics/meetings-and-events

19:53:18 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Translated notes in Spanish and Chinese will be post as soon as the english notes are translated and the video as well.

19:53:31 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

*video recordings will be posted as well

19:54:27 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please register for the general plan update mailing list: https://www.oaklandca.gov/topics/general-plan-update#general-plan-e-mail-updates

19:54:58 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Information around community events: https://www.oaklandca.gov/topics/meetings-and-events

19:55:33 From Janelle Orsi to Everyone:

Am I recalling right that the City or D&B was going to create a more interactive website for the general plan website? Like a forum where people can submit comments and be in conversation with each other?

19:56:04 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Yes, City Staff are working on options to do that

19:56:43 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Our group also discussed taxes on vacant units and prevent housing speculation

19:57:12 From Janelle Orsi to Everyone:

Specifically, could a City pause the Housing Element process for a year and do a Truth & Reconciliation focused on the harms of the Oakland Housing situation?

19:57:32 From Janelle Orsi to Everyone:

^The Truth & Reconciliation process was Tiny Gray-Garcia's idea

19:58:16 From Iris Starr to Everyone:

I just heard that there are "Stakeholder meetings" that do not include most of us that are not professional. They are targeted to Large developers and non-profits like EBHO. As a result of this meeting they plan to invite POOR Magazine. This is very, very bad. The system is set up to hear from influential insiders who are doing what they've always done. This must change, @Bill. Everyone needs to be included in these meetings. I have not seen one developer here. We should not be treated differently as "community" (many of which are not included in DRC's outreach)

19:59:27 From Bridget Cervelli to Everyone:

Community are the actual stakeholders, ridiculous to let the profiteers set the rules

19:59:48 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

In response to the question: The state-mandated deadline for Housing Element is critical, otherwise the City can lose funding and land use control. The deadline can only be extended by the State. Even the State Department of Housing and Community Development (HCD) does not have the power to extend deadlines.

20:00:38 From Bridget Cervelli to Everyone:

Not just ridiculous to consider insiders as prioritized stakeholders, incredibly harmful and dangerous for actual stakeholders-community

20:01:17 From Christine Hernandez to Everyone:

+rental property registry

20:01:21 From Sean Golden to Everyone:

Regarding the vacancy tax, I think Oakland has had one in effect since 2020? https://www.oaklandca.gov/topics/vacantpropertytax

20:01:24 From Iris Starr to Everyone:

@Rajeev and @Bill - submit a minimal eport as a placeholder that keeps money flowing. Commit to a real housing element process

20:01:41 From Janelle Orsi to Everyone:

+ owner registry so we can find out who is behind the corporations and real estate investment trust that are grabbing up the land

20:02:17 From Stuart Flashman to Everyone:

Oakland's vacancy tax is pretty minimal - not much of a threat to speculators.

20:02:18 From Iris Starr to Everyone:

@Sean, I think that is a vacant PROPERTY tax, not vacant units

20:02:37 From Stuart Flashman to Everyone:

It also goes to vacant units.

20:02:52 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

We not only need to adopt the Housing Element, but have that be robust enough to be certified by the State.

20:03:09 From Stuart Flashman to Everyone:

I know - a neighbor got dinged for an apartment her son was occupying.

20:03:15 From Alex Campbell to Everyone:

The tax does apply to vacant units but iirc is very difficult to enforce + a flat fee vs. progressive taxation

20:03:29 From Iris Starr to Everyone:

@Rajeev: Resubmit what you have with an update for 26,000 units

20:03:39 From Christine Hernandez to Everyone:

+++++

20:03:57 From Christine Hernandez to Everyone:

Ban Land Grabs!!!!

20:04:52 From Iris Starr to Everyone:

@rajeev, I know this may hurt your contract, but it is the RIGHT thing to do for Oakland

20:04:52 From Janelle Orsi to Everyone:

+1 to Ban Land Grabs

20:05:46 From Alex Campbell to Everyone:

AB2053 for social housing!

20:06:36 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Oakland Housing Element Post-Workshop Questionnaire: https://forms.gle/DsvFfXiS4zxcHFkD8

20:06:44 From Hazel O'Neil, Dyett & Bhatia to Everyone:

屋崙 (奧克蘭) 市住房因素研習會會後問卷 : https://forms.gle/rWqCGUcHDEnhzAw78

20:06:49 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Cuestionario posterior al taller sobre elementos de vivienda en Oakland: https://forms.gle/urECGoQRjBafif6r8

20:07:09 From Janelle Orsi to Everyone:

Inviting collaboration in learning more about the 131 Actions here: https://bit.ly/3uY1ReJ

20:07:18 From Hazel O'Neil, Dyett & Bhatia to Everyone:

generalplan@oaklandca.gov

20:07:48 From Janelle Orsi to Everyone:

Can you tell us the date the 2nd week of March? THat’s coming up

20:08:14 From Hazel O'Neil, Dyett & Bhatia to Everyone:

www.oaklandca.gov/topics/general-plan-update

20:08:33 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Interactive housing sites map is still up for input https://new.maptionnaire.com/q/7iu2obr8j6yi

20:09:11 From Bridget Cervelli to Everyone:

Can we have an invite to the secret stakeholder meetings?

Oakland 2045: Housing Element Workshop #3 Report

Oakland's Housing Element and Housing Programs

MARCH 12, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The third Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

Workshop Location and Format

The workshop took place on Saturday, March 12, 2022 from 10:00am to 12:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 40 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the General Plan and Housing Element update process; an update on community outreach to date; definitions of gentrification, displacement, and affordable housing preservation; and staff from the City's Housing & Community Development (HCD) department shared a summary of current programs that focus on housing preservation, tenant protection, and neighborhood stabilization. The presentation concluded with a Q&A session for participant questions and comments.

During the presentation, attendees were asked to participate in three Zoom polls. The first poll asked whether participants had attended a prior Housing Element workshop; about half, or fifty percent, responded that they had attended one of the prior two workshops. The second poll asked participants if they had heard of any current City programs that were covered in the presentation, including Project Homekey, the First-Time Homebuyer Program, Funding for Housing Preservation, the Rent Adjustment Program (RAP), and Housing Counseling. More than half of the responding participants indicated that they were familiar with Project Homekey, the First-time Homebuyer Program, and the Rental Adjustment Program (RAP). Fifteen percent of respondents had not heard of any of the programs listed. The third poll asked which of those programs participants were most interested in learning more about. In this order, respondents were most interested in learning about the First-Time

Homebuyer Program, Funding for Housing Preservation, RAP, Project Homekey, and then Housing Counseling. Again, 15 percent of respondents were not interested in learning more about any of those programs. Zoom poll results are presented in Appendix B.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What are the housing issues you care about in Oakland?**
2. **How can Oakland add more housing while protecting tenants from displacement?**
3. **Have you heard of these City programs? What programs do you think are working well? Where are the gaps?**
4. **With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?**
5. **What other strategies and programs should be adopted as part of the Housing Element to protect tenants and keep people in their homes?**
6. **What did we not ask that you'd like to talk about? What else should we be asking?**

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Affordable Housing Production.** Participants in every group felt that building new affordable and deeply affordable housing options is a key strategy to prevent displacement. Many group conversations focused on potential sites, funding, and policies to add new affordable, deeply affordable, and mixed/middle-income housing

throughout the City. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of additional dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Many groups stressed that the City needs to prioritize housing the unhoused immediately and treat the situation as a state of emergency. The most common suggestion for addressing the situation was for the City to build or fund the construction of deeply affordable housing intended for people currently experiencing homelessness. Many participants were interested in including wraparound services such as healthcare, counseling, and case management within new deeply affordable housing. Other suggestions included engaging with the City's unhoused populations to identify their concerns, and providing unhoused people with housing vouchers and incentivizing landlords to accept those vouchers.
- **Public Education.** Participants generally were supportive of Oakland's existing housing programs, such as the Rental Adjustment Program (RAP), first time homebuyer program, and housing counseling. However, many participants stressed the need for the City to better publicize the availability of these programs, perhaps through increased community outreach. Many participants were not aware, for example, of HCD's housing counseling or the details of the City's Covid-related tenant protections. Some participants mentioned that many of the housing programs are advertised primarily on the internet, which makes them difficult to access for tenants who do not have internet access.
- **Measuring Impacts and Success.** In response to the question, "how should the City prioritize its limited resources to forward housing affordability," participants across groups stressed the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals in the most cost-efficient manner possible.
- **Tenant Preference and Right to Return.** Participants in all groups shared personal perspectives on displacement that has already occurred due to rising housing costs over the last two decades. Housing in Oakland is increasingly out of reach for moderate- and low-income levels. Many participants expressed interest in programs such as a right to return policy or preference programs that give Oakland residents who have been impacted by displacement priority for City housing funding, or allow users of housing vouchers to choose to stay in their neighborhoods as prices increase.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1 expressed interest in increasing affordable home ownership opportunities and strengthening the ability of communities to get involved and carry out the implementation of neighborhood level planning projects.
- Group members had differing opinions about zoning as a tool to preserve housing affordability. Some felt that the City should prioritize allowing increased density in areas that are currently zoned as single family residential and approving more projects by right. Other group members felt that zoning could only do so much, and the greatest constraints to preserving housing affordability are the high cost of land and labor to build new housing units.
- Group 1 also discussed examples of neighborhood preference programs that could be a good model for Oakland to stabilize residents at risk of eviction and displacement.

Group 2

- Group 2 discussed how gentrification and displacement has changed the character of the City by making it difficult for blue collar workers to find affordable housing choices in what was formerly a working class city. The group agreed that providing housing for the unhoused should be the City's top priority.
- Participants provided a number of potential policy approaches, including building affordable housing on public land, a right to return, a workforce housing overlay, and a market rate moratorium. Participants had mixed opinions on a moratorium of new market rate residential development. Some saw it as a means to refocus resources and energy on affordable housing, while others saw development at all income levels as a means to increase affordability overall. Participants emphasized that a right of return policy would need to be enforced and provide actually affordable housing.

Group 3

- Group 3 participants discussed the City's existing programs. Many group members felt that HCD's housing counseling is an effective tool to protect residents from eviction. Participants were also in support of the first-time homebuyer program and RAP. The group discussed the importance of closing the digital divide so that vulnerable tenants who do not have internet access can still access City resources. The group was also interested in strengthening the enforcement of existing tenant protections. Group members expressed desire to develop tangible metrics to monitor and target existing resources for various housing programs. New program suggestions included property maintenance support, rental assistance, TOPA tenant ownership programs, and increasing the City's inclusionary housing requirements.
- Other discussion topics included disincentivizing speculation, adding zoning flexibility for schools and other institutions to build housing more easily on their land, exploring an inclusionary housing policy, and building new affordable housing on City-owned/surplus land. The group also discussed development, redevelopment,

and speculation. Many group members felt that building new affordable housing was the best way to stabilize low- and moderate-income renters.

Group 4

- Group 4 discussed homelessness, including one person sharing from personal experience about homelessness as the culmination of other systemic problems such as the 2008 economic/foreclosure crisis, a lack of new affordable units to keep pace with rising housing cost in previous decades, and a lack of options for people experiencing homelessness in the interim period before they are able to re-enter housing.
- Group 4 suggested expanding and exploring new options for outreach to make tenants aware of existing housing programs. Group members expressed desire for mortgage assistance, down payment, and rental assistance programs that are available for very-low, low- and moderate-income levels. The group was also interested in exploring community land trusts, pursuing data-informed solutions to make the best use of limited resources, and increasing collaboration among City agencies and departments.

Group 5

- Group 5's discussion primarily centered around homelessness. Group members were very interested in pairing supportive housing and services such as access to transit, quality food, and mental health care. The group felt that it was important to engage unhoused populations in discussions about services and housing. Some group members expressed desire for the City to move away from investing in shelter systems, stating that shelter systems are a band-aid approach to a deeper problem, and instead invest in long-term resources such as deeply affordable housing. Group members were generally distrustful of tiny homes as a solution for homelessness, with some expressing concern about the quality and safety of tiny homes.
- Group members discussed the need for housing policies to address segregation, as displacement, housing affordability, and segregation are related issues.
- Group 5 discussed potential sites for new affordable housing. Some group members suggested partnering with the Oakland Unified School District and other public agencies to identify public sites for affordable housing. Other group members suggested investing in new housing along transit corridors.

Group 6

- Group 6 agreed that the City should prioritize housing the unhoused, and also was in consensus that more housing options are needed that are affordable to middle income earners. Group members expressed that providing more mixed-income housing and affordable housing within high opportunity neighborhoods would help to decrease segregation and allow struggling working class and middle income families to stay in their communities. Some group members had heard of Oakland's rent adjustment

program and had good experiences with it, though the group expressed desire for the City to better publicize and fund its existing programs.

- Other discussion topics included ensuring that ADU tenants/landlords are aware of tenant protection policy in place, supporting local property owners (rather than large outside companies), and ensuring that the City is measuring success and impact of its current programs.

Appendix A: Breakout Group Facilitator Notes

GROUP 1 FACILITATOR – DIANA PEREZ

- Participant 1: Career in planning and design. Placemaking – people feel at home, not just housed.

- Participant 2: Rockridge and Temescal. Concerned about loss of affordable and historic buildings. Large developments are higher rent not affordable.

  - Finding ways to use properties that don't change character.

- Participant 3: Trained as an architect and planner – interest in housing is broad, has been involved in many affordable housing projects. There could be more of an emphasis on neighborhood planning, creative solutions. Homeownership solutions of all kinds get underserved. Help low-income people stabilize and build equity.

- Participant 4 – worked in affordable housing development with EBHO, works with D&B but here as a participant. Strong believer in non-profit housing development. Best way to preserve housing over the long-term.

- Participant 5 – D3 Uptown neighborhood. Experienced eviction and pressures of gentrification. Lift up affordable housing, and preserve communities – preference to existing tenants to keep cultui

- Participant 6 – exploring land trust model to create permanent affordability. Our policies are counterproductive. Our policy making has become political --- and it's not a good way to solve problems. It's good to say --- continue in-depth work to create policy work.

- We need affordable rental and affordable homeownership, 90% of the affordable housing development resources are being targeted to rental housing production in the pipeline. Do more to include renters and involve them in the process, this is one of the benefits of neighborhood-level planning. Economics have changed so radically.

- Participant 1: Community planning-neighborhood planning. Birmingham – has a neighborhood participation program. Every square inch of the city belongs to an association. Neighborhood association allows you to always be ready --- the community is always ready to engage for anything—specific plan, project. It's a well-oiled machine for engagement. The more we can get communities to stay connected over implementation --- ownership – then leads to political push for elected officials who will implement. Public-private partnerships can – More ongoing, congealed community framework for us to implement the policies and keep up with the plan --- no matter what it is, things will change – association can be the champion.

- Participant 6 – our zoning will need revisiting. How can we increase housing in the way that still preserves the character of our neighborhood? Condo conversion – could

there be an opening here; with preference for existing tenants. Keep community conversations going – these are so healthy, and so needed. Large for profit entities have their place.

- Participant 5 – zoning changes are something we really need to pay attention to. Large amount zoned for single family—get rid of it to determine if some areas can have greater density, since we have this huge need to build more housing. In previous --- up-zoning the hills does have fire hazard – okay. For future sessions, I am seeing a lot of comments on how people can be heard. A lot of the problems can be solved at the state-level. There is a piece of education at this meeting, to help – where buttons can get pressed. About politics – The political is personal, I understand the need to look at data to inform our decisions – we met market rate allocations, but not ELI or VLI --- it is a political choice to make sure that we're actually preserving and creating deeply affordable housing.

- Zoning – There has been many changes to zoning in Oakland, but changes in zoning will not create housing. Price of land and cost of labor. Shortage of staff and aging infrastructure are a problem in Oakland. The site is still vacant – the site was properly zone and had support from neighborhood and nothing happen. Another example: abandoned gas station – numerous proposals for developing senior housing – neighbors opposed it --- everything stalled, until SB35 – the project is moving forward. The City has got to change regulations to allow City to approve projects by-right.

- Amnesty program for illegal/unwarranted units – to prevent the Ghostship tragedy. Increase housing in a way that is – great way to build relationships for housing "In it together" – grassroots. Not up to code, non-conforming.

- Participant 1: Design review requirement for all residential properties; in New Orleans we have districts were we have to come to associations --- the extent to which we do design review here --- we need to take a hard look at regulations to reduce – get housing into the market place – have integrity of the process.

CHAT NOTES

11:18:52 From Christopher Norman to Everyone:

Feel free to review these slides on a Berkeley preference policy: https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/Item%2010_Community%20Preference%20Policies030619.pdf

11:22:24 From Christopher Norman to Everyone:

An example of San Francisco's preference policy: https://sfmohcd.org/certificate-preference

11:36:59 From Jim Bergdoll to Everyone:

Regarding zoning for housing, rather than up zoning everywhere which raises the price of the land and therefore prices for housing, a new trend is to establish Affordable Housing Overlay zoning which allows Affordable projects higher density and therefore can compete better in acquiring the land.

GROUP 2 FACILITATORS – MATT ALVAREZ-NISSEN, CALEB SMITH, DANIEL FINDLEY

Key Takeaways

- Gentrification and displacement has changed the city. It is difficult to find affordable housing, which restricts housing choice – especially for blue collar workers.
- The City needs to prioritize housing the unhoused and provide deeply affordable housing. Some participants emphasized building housing at all income levels, while others disagreed and emphasized the need for affordable housing.
- Some participants believed that there is a lack of political will to address affordable housing needs.
- Participants provided a number of potential policy approaches, including building affordable housing on public land, a right to return, a workforce housing overlay, and a market rate moratorium. Participants had mixed opinions on a moratorium of new market rate residential development. Some saw it as a means to refocus resources and energy on affordable housing, while others saw development at all income levels as a means to increase affordability overall. Participants emphasized that a right of return policy would need to be enforced and provide actually affordable housing.
- Generally, there is a desire to know more about the Housing Element process, and what can and cannot be accomplished through it. This includes any limitations imposed by State law.

Detailed Notes by Question

Participants were asked Question #1 as part of the initial round robin. Questions #2 and #3 were asked during group discussion. The group did not have time to react to Questions #4 through #6, although there is considerable overlap between the answers given in Questions #1 through #3 and the subject matter of Questions #4 through #6.

Question #1 – What are the housing issues you care about in Oakland?

- Neighborhood has changed due to gentrification, but not for the better. Oakland is/was a blue collar town, but can no longer afford to live there.
- Priority is to house the unhoused. Homelessness is a state of emergency that needs to be addressed immediately – the City needs to get people off the streets and into secure housing.
- Focus on where the housing will be located.

Question #2 – How can Oakland add more housing while protecting tenants from displacement?

- Build housing on public land. There is a lot of City-owned land that is not being used.
- Populations at risk that could benefit from additional affordable housing include the thousands of people who live on the streets, including those who are disabled or elderly.
- Another need group is people who work in nonprofits, are self-employed, are blue collar workers, etc. They are being pushed out of the city, and new housing is geared towards people who do not even live in Oakland yet – this is not fair.
    - Some people move here for work or temporarily and vote on policies that harm Black and brown Oaklanders – but not all new residents.
- Is Oakland going beyond what's required in terms of displacement analysis and outreach?
- The City should streamline, upzone, etc. to develop more housing at all income levels – more construction overall will decrease costs.
- If residential units are demolished or displaced during development, the developer can offer replacement units to residents to return (policy is already in place).
- Problem with right of return is that the units offered are often way above what the original resident was paying prior to demolition – especially if that resident had lived there for a while with low rent. They cannot afford to come back. Seen on their block – it's not feasible.
    - If a rent controlled unit is demolished, the developer needs to offer a replacement unit back at an affordable rate.
    - Need to update policy at the City level – density bonus provisions also require offering a unit back at lower prices.
    - It is important that tenants have a real right to return
- Can no longer afford to rent in the city.
- Unpermitted construction nearby, and the City does not act.
- Lives in a rent controlled unit, but wants to move to other neighborhoods. Restricted in their housing options because down payments are expensive, and one-bedroom apartments are just too expensive.
- The City should think more radically about how to change things. Lots of policies are focused on homeowners and the rights of capital.
- Moratorium on market rate housing until affordable housing development reaches needed levels.
    - Encourage ways to build more housing at all income levels. Discourages a moratorium on market rate housing – new supply of any time of housing will help alleviate things.

  - The City is way over the mark on market rate housing per the Mayor's projections on housing development, and way under the percentage of affordable housing. Need to stop building market rate altogether. Building market rate to decrease prices reminds them of "trickle down" economics, which is a theory that does not work. Need to up the ante on building deeply affordable housing.
  - How would a moratorium help keep people in Oakland?
    - Would increase emphasis on affordable housing.
    - Put resources currently going towards building market rate housing to affordable housing.
  - City should think of creative ways to build housing to bring rents back down. If wages do not rise, Oakland needs places with rents that are $600. The City needs people who work lower-wage jobs (e.g., service jobs).
- Yearning for an educational component on how the Housing Element works, something like a video.
- City should consider a workforce housing overlay.
- Previously able to move to different neighborhoods in Oakland and treasures the opportunity to live in different segments of the city. Each part of the city has so much to offer, and it's great to be able to live around the city.

Question #3 – Have you heard of these City programs? What programs do you think are working well? Where are the gaps?

- Project Homekey, same as the statewide program?
- The City has said it has no money for affordable housing, but just committed to the Howard Terminal project. There is a lack of political will.
- The City does not subsidize market rate housing, market rate housing helps develop affordable.
  - The City does subsidize market rate. Impact fees are too low – the developer would rather pay the fees than provide housing. The City needs to put more resources towards affordable housing
- Want to know about State law, and what can and cannot be done in the Housing Element. Lack of understanding about what is allowed, how do we get to a common understanding of what can happen? What happens when the City reaches its RHNA goal for market rate?

GROUP 3 FACILITATORS – ALISON MOORE

Summary of Issues:

Programs/Needs:

- Rental assistance

- Housing counseling: keeping people from getting evicted. Proving cost effective.
- Building resilience and digital divide- huge issue in housing
- Redevelopment- cant build our way out of this crisis. Need for Housing with supportive services.
- Accountability for various housing programs- desire for tangible metrics to better target resources.
- How do we disincentivize speculation- driving up a lot of the costs in Oakland.

Housing production of affordable and deeply affordable as a key part of reducing pressures.

- Surplus land- city must build affordable housing on land, how do we allow flexibility for institutions like schools to add housing on their land?
- Zoning as a hindrance to additional housing, and challenges to funding more housing.
- Exploration of an inclusionary housing policy.

Detailed notes:

- Participant 1- Still a chain link fence that says no trespassing on the Moms for Housing site. Land trust bought that home 2 years ago. Encampments still there- someone moved into land downstairs. Fife said if there is one vacant home, there shouldn't be anyone living on the streets. Home was sold to Oakland land trust and remodeling costs. Half of it is still vacant. ToPA model- sell homes to land trust. Desire for more metrics and accountability- a program that's helped 20 people a year shouldn't be considered effective.
- Participant 2- active in upper Broadway/Rockridge area- interested in how Oakland will respond to multiple challenges, including access to money, legal challenges. While there is great intention in this group, coordination and making people aware of programs is going to be incredibly important.
- Participant 3- Oakland resident D3, incredible increase in price and reduction in affordability in past 16 years. Not hearing any serious discussion of how we reverse that. If we're going to keep tripling the prices of housing, that's going to get worse. Don't hear acknowledgement that where we are is intentional. Cities throughout the bay area have intentionally caused this, and policies continue to cause this, it takes radical change to change that.
- Participant 4- Concerned about issues and challenges in terms of trying to prevent displacement. Living here for 30 years, and have seen prices rise. More and more people getting forced out of area. Some people are being bought out, people are willing to pay higher prices. Same things happen with rental units- new owners can set the new rents. Prices go up and up for rental units. Enforcement- a lot of good programs, but how do we enforce them?
- Participant 5- wrap around with services**.** A lot of need in terms of building resilience. That people have access to resources. Sad that infrastructure bill that Biden put

forward with digital broadband infrastructure didn't pass. Leveling playing field for services is increasingly difficult when not everybody has access to the internet. Even physically [within neighborhoods], there need to be places where people could access services online.

- People need support for how to maintain a property. Lack of maintenance where property deteriorates where its uninhabitable.
- Rental Assistance: Most people are not able to purchase their homes. TOPA and OPA promise that tenant opportunities can buy, but many are are not in position to buy. First time homeowner approaches are helpful, tax breaks, revolving loans, credit counseling.
- Inclusionary policy. Building housing- all we're seeing is building large market rate apartment complexes. Rents around these areas go up; this is happening in north Oakland.
- What's needed is an inclusionary requirement- a certain amount of affordable units, not just in-lieu fees, because they don't affect damage caused by gentrification. Need to build affordable.
- Places that are gentrifying are where housing crisis is escalating. The way to get new affordable units built them is to require them in areas with higher land costs. Equity of where we're building affordable housing. public land for public good.
- City owned land: city owned land that goes to auction- too many restrictions on production, there's no production to quantity we need. What if we have more flexibility- allow impact fee, but target city owned land in higher well-to-do neighborhoods?
- D1- Have recently built homes to house homeless residents. When we have city-owned property, surplus land act applies, prioritize land to impact affordable housing.
- City doesn't own any land around Rockridge. School districts own parcels that are underutilized, but separate from the city- would be great if there were analogous law passed by legislature for what's been done for BART, but for schools.
- The City is coordinating with school district as much as possible, because they do have a lot of land adjacent to some of the City's, and in impactful locations. Exploring how we zone to allow that flexibility. Surplus land act doesn't apply to schools in the same way.
- Zoning- if city wanted to do as much as possible to increase housing supply, easiest way to do that is repeal zoning code in its entirety. City is constraining supply. Rather simple- get rid of entirety of zoning code. Acknowledge that this would upset a lot of housing secure residents if their values were not doubling/tripling.
- Counterpoint: If you get rid of zoning and allow people to build whatever they want, you will get more housing built, but other things too, like industrial near residential. North Oakland- demand for housing is so high, even if you dropped all the zoning requirements, still wouldn't get any affordable.

- We need to be talking about how we pay for more affordable housing. Increasing income tax, etc.
- What we're offering to address homelessness- offer a range of housing types so its not full permanent supportive housing-lighter touch. Agree on digital divide. Use some of relief funds to support infrastructure. What happens with what the city is offering
- Housing condition issue- tenants should reach out to housing counselors.

GROUP 4 FACILITATORS – CLARE KUCERA AND KHALILHA HAYNES

What are the housing issues you care about in Oakland?

- Homeless resident, saw how homelessness was escalating, no attainable housing solutions being put forth. What are people supposed to do in the interim period before they get housed? Why hasn't a lot more been done when these solutions?
- Concerns that there isn't enough will to resolve homelessness issues; homelessness is result of other systemic marginalization problems; e.g. 2008 economic crisis, misguided decision making, not insisting that affordable housing is built

How can Oakland add more housing while protecting tenants from displacement?

- Interested in mortgage assistance programs – lack of funding; money has routinely been directed to other programs; even though there is some state funding for 80% ami or below
- Hope to fund 120% ami, helping folks in the extremely-low-income and middle-income housing
- Down payment assistance
- Build or buy some of these flex small sites, not waste money on bureaucratic processes
- Land trust to buy up properties that can be rent controlled
- Nonpayment of rent is the majority of evictions; rental assistance programs

With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?

- How data is used – what does your data tell you; make data-informed decisions
- Data collection – one of the top reasons for eviction is nonpayment rate, city can take a look at rental assistance for the problems that people are facing in the midst of the pandemic and continue programs post pandemic
- How readily available and accessible is that information that you shared just now?
- Increasing outreach activities to make sure tenants are aware of programs that can assist them.

- Engage the Oakland housing authority a little more, have more collaboration between agencies, more info about what section 8 housing vouchers can do – something that can be used to help folks purchase homes

Chat:

11:07:13 From Kimberly King to Everyone:

https://www.outthinkthebox.net/projects/docs/092921_CityOfOakland_RFQ_EcoSan+.pdf

11:10:23 From Nic Ming to Everyone:

@Kiran, who is it that redirects the funding for that program to other programs? is it the mayor, the council, the dept?

11:11:14 From Kimberly King to Everyone:

I also put forth this offering to BACS (Bay Area Community Services) who received the lion's share of the $1.6bil from the state. Jaimie Almanza, Exec. Dir. paid me for 8 hours to locate the tax delinquent/defaulted structures/vacant lots, with the aims of housing AT least 500 persons, to start; permanently and temporarily. She ONLY housed ~26 persons last year and awarded woman of the Year by CA State Senator Nancy Skinner. What's wrong with this picture?!

11:18:14 From Kimberly King to Everyone:

There was a recent report addressing housing challenges programs and (lack of) effectiveness of some directives. https://belonging.berkeley.edu/unpacking-housing-crisis "He also charts the path toward not only solving these crises, but addressing our nation's widening economic inequality and the perennial problem of structural racism."

11:23:01 From Kimberly King to Everyone:

But if you're homeless, one is essentially on one's own. The city is failing abysmally in getting folks off the street, because stakeholder engagement with ALL parties has a great deal to be desired and stakeholders on the streets are RARELY heard.

11:24:21 From *Khalilha Haynes, City of Oakland to Everyone:

in many cases, direct cash assistance is usually the best way to keep people in their homes (i'm saying this from my experience as a planning consultant, not as a City worker)

11:26:02 From Kimberly King to Everyone:

But if people aren't kept housed, it's too late. If one is too abled bodied, there is very little help; $192/mo in food stamps and Medical. The vouchers is a problem too. I encourage ya'll to listen to the video of from the belonging Berkeley report

11:29:20 From *Khalilha Haynes, City of Oakland to Everyone:

@Nic - do you have suggestions about outreach strategies? unfortunately, the city does not have a tik tok

11:31:34 From Nic Ming to Everyone:

https://www.newamerica.org/future-land-housing/events/introducing-the-foreclosure-and-eviction-analysis-tool-feat/?utm_medium=email&utm_campaign=FLH%20Follow%20Up%20for%2032%20FEAT%20Release%20Event&utm_content=FLH%20Follow%20Up%20for%2032%20FEAT%20Release%20Event+CID_116ab3658718bab1207adf8778196b3d&utm_source=Campaign%20Monitor%20Newsletters&utm_term=Introducing%20FEAT%20the%20Foreclosure%20and%20Eviction%20Analysis%20Tool

11:33:53 From Kimberly King to Everyone:

This conversation sounds like curbside communities aren't important as part of the conversation and up to their own creative resources. Nic has it right.

11:35:01 From Kimberly King to Everyone:

If one has a voucher, it's RARE one can even locate a landlord who will accept a voucher, whereby they often expire.

11:36:10 From Kimberly King to Everyone:

Thank you.

11:36:27 From *Clare Kucera, Dyett & Bhatia to Everyone:

generalplan@oaklandca.gov

11:39:51 From Nic Ming to Everyone:

Outreach Strategies suggestions:
1) have housing protection awareness/reminders/tips at the start or every council related session
2) Broad sharing across other City housing and homelessness services involved departments and division
3) Digitize training -

GROUP 5 FACILITATORS – LAKSHMI RAJAGOPALAN AND RAJEEV BHATIA

- #1 D1 area - from central valley - Section 8 to be in high resource area. Part of East Bay YIMBY. Dense and diverse housing in high resource areas for moderate income and affordable income

- #2 D4 - 30 yrs - aware of housing and homeless issues. Where new housing is going to go. Learn about process. Impact on existing neighborhoods - displacement - renter, more than owner occupied housing. Look at investing along transit corridor, effectiveness and cost of these programs and how can we improve them for the GPU
- #3 - 6 years, live in market rate housing - concerned about unhoused folks, potential criminalization of people living of the streets, center needs of disabled residents/people with disabilities, how can we make sure the good programs can reach. HUD inspector general - does not have reasonable accommodation policies. How can the city look into improving the needs of black and brown people with disabilities?
- #4 - Bay area native, 6 yrs, homelessness and level of unhoused in D2, listening and learning
- #5 - D1 resident. Rockridge area - 1990. Like to support actionable items to bring affordable housing to rockridge. Lack of diversity now - unaffordable. Outreach should include NCPCs, neighborhood groups
- #6 - 50 years - Board of Oakland Heritage Alliance. Increase in homelessness - severe impacts - unhoused people move into structurally unsound structures and are subject to dangers to life due to fires. - experience with Eden Housing - wraparound services for unhoused in addition to housing.
- #7 - D3 resident - housing unhoused people. Difference between LA and Oakland - safety concerns in encampments and untenable conditions - need to address. Need more outreach for housing programs that the city provides and accountability for the programs.

Comments:

- Housing unhoused people, services for unhoused, improved safety
- In-lieu fee vs. requiring housing on site - in-lieu fees are low and not economically feasible for developers in affordable housing.
- Funding - how is funding being used? Measure effectiveness.
- Support affordable housing with support resources such as access to transit accessibility quality food access, mental health services.
- Work with OUSD, other public agency partners to identify public sites for affordable housing
- Engage unhoused populations in the discussions
- Need additional investment in deeply affordable housing - what constitutes deeply affordable with respect to income levels - between 30 - 50% AMI
- Move away from investing in shelter systems - band aid approach esp. with the pandemic to provide housing with support services. - invest in long term resources.
    - Voucher program to unhoused, incentivizing landlords to accept vouchers.

    - Diverse **dense Housing production, *along* with a voucher system**
- Policies should address increased segregation - interrelated issues

Chat

11:26:54 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/news/2022/city-of-oakland-awarded-more-than-200-million-to-build-500-deeply-affordable-housing-units

11:27:12 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Over 200 million to build 500 deeply affordable housing units

11:28:02 From Raul Maldonado to Everyone:

IMO: Tiny homes are a short term fix to permanent housing. See LA tiny homes density and their deterioration due to rainy weather conditions

11:28:24 From Raul Maldonado to Everyone:

*density being 1 story small units :(

11:30:21 From Erica Dunkle to Everyone:

+1 Allie, I agree

11:31:05 From Erica Dunkle to Everyone:

agree with that as well, Allie

11:32:12 From George Naylor to Everyone:

Agree tiny homes are a short term solution - we need short and long term solutions to make housing work for all.

11:33:31 From Erica Dunkle to Everyone:

I love all your points, Allie!!

11:34:01 From Raul Maldonado to Everyone:

My family is on section 8 back home(Modesto). Costs is going up for that, and exposure to being defunded by govt.

That's why I believe in diverse dense Housing production, *along* with a voucher system

11:34:33 From Erica Dunkle to Everyone:

+1 Raul

11:34:35 From Raul Maldonado to Everyone:

A sole voucher system isn't effective. I wish though:(

11:35:36 From Raul Maldonado to Everyone:

Nice 👏

11:37:34 From Raul Maldonado to Everyone:

Great point Ronnie, on transit and accessibility

11:39:00 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@erica, our engagement includes reaching out to unhoused

11:40:32 From Erica Dunkle to Everyone:

Would love to see leadership by unhoused as well

GROUP 6 FACILITATOR – SHANNON BOWMAN

1. Housing Issues:
    a. Housing homeless population and addressing poor living conditions
    b. Rental assistance programs
    c. Housing for lower-income residents
    d. The "Missing Middle" - housing for middle-income folks
    e. Creating more housing
    f. Addressing consequences of redlining, gentrification and how a resident's future is linked to their zip code
    g. More mixed-income housing and affordable housing that is located in neighborhoods of opportunity

h. Ensuring we are examining measures of success, and measuring outcomes/effectiveness of programs

2. Tenant Protections:

    a. Ensure homeowners are aware of tenant protections in their ADUs

    b. Need for small local landlords, provide resources to smaller property owners and incentivize them instead of larger, outside property owners/managers

    c. Addressing the "Missing Middle," struggling working class and middle income families who should be able to stay in their communities

    d. Rent control

3. Programs:

    a. (Heard of a few programs, need more from all of them).

    b. Good experience with RAP

4. Prioritize:

    a. Housing for middle income/working class

    b. Financial programs/housing for the unhoused, and more than just short-term/temporary housing for the homeless

    c. Rental assistance programs. Issue with First Time Homebuyer Program is that homes are so expensive these days, it's difficult for the average person to have a down payment/reasonable housing costs.

    d. Instead of just prioritizing resources, how about introducing a parcel tax for existing homeowners, so they contribute funds to affordable housing programs?

    e. How are we monitoring the effectiveness of our programs?

Appendix B: Zoom Polls

1. Have you attended a previous Housing Element workshop? (Single Choice)

100% answered

Yes 47%

No 53%

2. Which of these programs have you heard of? (Multiple Choice)

100% answered

Project Homekey 59%

First-Time Homebuyer Program 56%

Funding for Housing Preservation 37%

Rent Adjustment Program (RAP) 52%

Housing Counseling 19%

None of these 15%

3. Which of these programs are you most interested in? (Multiple Choice)

100% answered

Project Homekey 37%

First-Time Homebuyer Program 52%

Funding for Housing Preservation 48%

Rent Adjustment Program (RAP) 44%

Housing Counseling 30%

Something Else 11%

None of these 15%

Appendix C: Zoom Chat

10:06:16 From Christopher Norman to Everyone:

Morning!

10:06:27 From Mattie Scott to Everyone:

The language globe icon has disappeared from my screen.

10:06:33 From Phyllis Horneman to Everyone:

Good morning

10:07:03 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will turn it on once the interpretations are done in Spanish

10:07:13 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

on how to use the tool

10:07:15 From Mattie Scott to Everyone:

Got it. Thanks.

10:09:24 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

In your meeting/webinar controls, click Interpretation.

Select the language that you would like to hear.

10:09:26 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

En los controles de la reunión o el seminario web, haga clic en Interpretación.

Haga clic en el idioma que desee escuchar.

10:09:30 From Cantonese Interpreter - Weikuen Tang to Everyone:

需要廣東話傳譯的請選 Chinese 中文。

10:09:56 From *Alison Moore, Dyett & Bhatia to Everyone:

https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf resource document

10:17:16 From Cathy Leonard to Everyone:

There are still many impacted folks in North Oakland. Why is no community engagement showing in North Oakland on your map? Impacted communities are still being forced and gentrified out of North Oakland.

10:17:59 From *Laura Kaminski, City of Oakland to Everyone:

We are still in the community engagement process, this is ongoing.

10:18:19 From Cathy Leonard to Everyone:

Thank you Laura.

10:18:53 From George Naylor to Everyone:

Also in Deep East Oakland near the Coliseum and 98th Avenue- please include those communities as the process moves forward.

10:19:58 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

For new participants -

10:20:00 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

In your meeting/webinar controls, click Interpretation.

Select the language that you would like to hear: English.

10:20:05 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

En los controles de la reunión o el seminario web, haga clic en Interpretación.

Haga clic en el idioma que desee escuchar: español (Spanish).

10:20:11 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

在會議/網路研討會控制項中,按一下口譯。

按一下您想要聽的語言:中文 (Chinese)。

10:20:15 From *Laura Kaminski, City of Oakland to Everyone:

If there are neighborhood meetings that you would like us to speak at, please let us know as well.

10:20:44 From *Hazel O'Neil, Dyett & Bhatia to *Alison Moore, Dyett & Bhatia(Direct Message):

Screenshot polls!

10:20:59 From Cathy Leonard to Everyone:

North Oakland homes on my Santa Fe block are now being sold for over $1.5m. A house in the Golden Gate sold two weeks ago for $2.5m!! Flippers are destroying the character of our neighborhoods.

10:22:30 From Ronnie Spitzer to Everyone:

Have you contacted neighborhood groups and NCPCs for their input?

10:23:29 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@Ronnie, we are in the process of reaching out to neighborhood groups and NCPCs - We are still in the community engagement process, this is ongoing.

10:24:29 From Cathy Leonard to Everyone:

Gentrification also brings people to our neighborhoods who call the police on Black people for walking down streets 3-4 generations of their family have lived on.

10:27:11 From Cathy Leonard to Everyone:

I find in North Oakland the housing stock does not appeal to flippers and new neighbors who completely remodel these homes.

10:28:04 From Cathy Leonard to Everyone:

Isolation from friends, family, their family churches, etc.

10:28:10 From Ronnie Spitzer to Everyone:

Cathy, I wish that was true.

10:28:24 From Kiran Shenoy to Everyone:

Is there outreach planned to minority homeowners and housing providers that have owned property in Oakland for multiple generations?

10:28:36 From Cathy Leonard to Everyone:

Ronnie, you wish what was true?

10:29:01 From Ronnie Spitzer to Everyone:

I wish there were no flippers buying property in North Oakland.

10:29:02 From *Diana Perez, City of Oakland to Everyone:

** Looking for legal services for low-income tenants or homeowners, covid/medical assistance, tax preparation assistance, or other services? Please see this list of resources

collected by the General Plan Update team & share with your friends, neighbors, and family: https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf

Are we missing a helpful community resource? Please let us know: generalplan@oaklandca.gov

10:29:29 From Kimberly King to Everyone:

RE: Healthy food access. Is Oakland and Alameda County so adverse to urban agriculture? Repurposing tax defaulted/delinquent lots that can also provide fair & affordable housing opportunities in rent to own (in 3-5 years) tiny dwellings for the farm stewards? https://www.outthinkthebox.net/projects/homesteady.html

10:30:41 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@Kiran, We are conducting outreach to affordable housing providers and organizations. Please let us know if there are organizations/providers we should reach out to

10:32:16 From Cantonese Interpreter - Weikuen Tang to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Can presenter slow down somewhat ?

10:32:58 From Kimberly King to Everyone:

But do land trusts include opportunities to grow food, too? I have yet to see this offering embraced in Oakland and Alameda County. Why?

10:33:16 From Kiran Shenoy to Everyone:

@lakshmi I will be in touch. Thank you.

10:33:45 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send your feedback/suggestions to generalplan@oaklandca.gov

10:34:24 From *Shannon Bowman, City of Oakland to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Hi Hazel, I lost my connection for a moment. Want to make sure I'm set up for hosting a breakout room later (you may need to add me as a co-host again) thanks!

10:35:39 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Community Events and Public Meetings - All information about upcoming and past events - meeting summaries, video etc. are here: https://www.oaklandca.gov/topics/meetings-and-events

10:36:29 From Kiran Shenoy to Everyone:

There needs to be far more funding directed at the First-Time Homebuyer Program or Oakland MAP. The program has not had funding for some time now and revolving funds have routinely been directed to other programs https://www.oaklandca.gov/topics/first-time-homebuyer-mortgage-assistance-program-map

10:36:47 From Kimberly King to Everyone:

I have sent my urban agriculture and tiny dwelling suggestions as far back as the first general plan brainstorming events years ago, and to city council since 2014, only to historically, and habitually fall on deaf ears. I am under the distinct impression the will never be any political will for this opportunity—especially because fortifying food security via urban farms is embraced, in cities like Baltimore, MD. https://farmalliancebaltimore.org/

10:37:57 From Cathy Leonard to Everyone:

Why no just cause protection against evictions for most apartments built later? I still see folks in new housing being forced out.

10:38:37 From *Diana Perez, City of Oakland to Everyone:

@Kimberly. We want to explore innovative solutions to build healthy communities. The ideas and questions you raise around healthy food access are relevant to both the Housing Element and the Environmental Justice element. These are the type of ideas and questions we're looking to explore with you during the small-group discussions.

10:38:54 From Kimberly King to Everyone:

Unless land trusts are earmarked to support urban agriculture, zoning is changed, etc. and not just for small garden plots, it’s futile and probably best I leave until there is political wil.

10:40:21 From Colin Piethe to Everyone:

Does the City have the ability to zone land exclusively for affordable housing or CLTs? How do we protect our housing development from the whims of the free market?

10:41:46 From *Diana Perez, City of Oakland to Everyone:

@Kimberly The General Plan Update will include the adoption of an Environmental Justice element, which will address healthy food access. We'd love to continue hearing your ideas about increasing access to healthy food and affordable housing.

10:42:21 From Jim Bergdoll to Everyone:

Newer apartments cannot have rent control because of State Costa Hawkins Act. The Legislature needs to be pressured to amend these limitations. Get involved via East Bay Housing Organizations (EBHO.org) or other housing advocacy groups.

10:42:49 From *Laura Kaminski, City of Oakland to Everyone:

We cannot mandate 100% affordable housing on private land. The City does have requirement for either paying affordable housing impact fees or providing a certain percentage of affordable housing on site. There also is the option of having Inclusionary Zoning that also mandates a certain percentage of affordable units per develvelopment.

10:42:58 From Cathy Leonard to Everyone:

Thanks @Jim Bergdoll. Yes, now I remember the Costa Hawkins Act.

10:43:58 From Colin Piethe to Everyone:

Thanks Laura. Why not start a program to buy back that land and preserve for affordable housing?

10:44:33 From Cathy Leonard to Everyone:

@Laura Kaminski, can the City mandate affordable housing on some City owned public lands?

10:44:35 From Jim Bergdoll to Everyone:

Also call the Governor's office and complain.

10:45:17 From Kimberly King to Everyone:

Yes Tuan on the unhoused. As a matter of fact my RFQ for tiny dwellings on wheels supported by urban agriculture was provisionally accepted by the City of Oakland Housing Department, altho the funds run out in July 2022!! What's troubling is I have engaged them on this front only to be dismissed, habitually and historically.

10:45:57 From Cathy Leonard to Everyone:

Thanks Tuan.

10:45:57 From *Diana Perez, City of Oakland to Everyone:

@Colin Those are great policy ideas to explore further. Thank you for raising them. These and other ideas can be discussed further during the small-group discussions.

10:46:39 From *Diana Perez, City of Oakland to Everyone:

Thank you for being here Donna!

10:46:46 From Christina Borowski to Everyone:

Thanks, Tuan & Mattie.

10:47:51 From Kimberly King to Everyone:

I also understand from a direct conversation with Joe DeVries years ago when he was Asst. City Manager spent $650K/annum on encampment evictions from the millions provided by the state, instead of embracing offerings like mine or investing in land trusts.

10:47:55 From *Laura Kaminski, City of Oakland to Everyone:

On City owned land property is listed first for groups to purchase for affordable housing first before the land can be offered for other purposes. The City can make any policy that it chooses with its' publicly owned land

10:48:42 From *Diana Perez, City of Oakland to Everyone:

A reminder to all: Chat comments will be part of the meeting notes & posted online. Please continue to share your ideas to keep Oaklanders housed and prevent displacement.

10:49:05 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

RAP@oaklandca.gov - for housing questions

10:49:26 From Allie Cannington to Everyone:

Yes I support adoption of right to counsel

10:49:41 From Christopher Norman to Everyone:

Right to Counsel support would be extraordinary for tenants in the coming months

10:49:53 From Cathy Leonard to Everyone:

Thanks @Laura Kaminski, as you are probably aware we need "deeply" affordable housing as well as "affordable" housing.

10:50:15 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Rent Adjustment Program - https://www.oaklandca.gov/topics/rent-adjustment-program

10:50:30 From Christopher Norman to Everyone:

It would be great to have community education around the fact that tenants cannot be evicted due to covid-related challenges once the moratorium ends

10:50:33 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Housing Counseling - https://www.oaklandca.gov/services/contact-housing-counselor

10:50:35 From Christopher Norman to Everyone:

greater education*

10:50:47 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

510-238-3721, RAP@oaklandca.gov

10:51:06 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Thank you Chanee

10:52:15 From Kimberly King to Everyone:

How about affordable and fair housing? https://belonging.berkeley.edu/unpacking-housing-crisis

10:52:48 From DONNA GRIGGSMURPHY to Everyone:

Housing with supportive services

10:52:56 From Nic Ming to Everyone:

it's important to note that people may not even know that tenants are protected... how readily available/accessible in this information? major education and awareness campaigns seem desperately needed

10:52:58 From DONNA GRIGGSMURPHY to Everyone:

Yes indeed

10:53:16 From George Naylor to Everyone:

In terms of the variety of programs discussed, putting the narrative in a table might be helpful for lay people to understand. For any program, need to establish a measure of effectiveness, long-term v. short-term benefit, units preserved/built versus $ invested and if the funding streams and sources are sustainable.

10:55:50 From Cathy Leonard to Everyone:

Just advertised in my neighborhood: "Sunny North Oakland Craftsman available for 1-year lease beginning August 1Open concept, fully remodeled, light-filled single-family house2 bedrooms/1 bath with a garden, 800 sq ftFurnished preferred, including upright

piano tuned annuallyIdeal for a couple or a family with 1-2 children$3500 per month. Water, garbage, and high-speed Internet included."

10:56:50 From *Alison Moore, Dyett & Bhatia to Everyone:

https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meetings

10:56:52 From *Shannon Bowman, City of Oakland to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Hi Hazel, I lost my connection for a moment. Want to make sure I'm set up for hosting a breakout room later (you may need to add me as a co-host again) thanks!

10:57:00 From *Diana Perez, City of Oakland to Everyone:

@Nic and @Christopher When you envision a successful educational campaign to share information about tenant rights & services. What does that campaign look like? How can we be sure the information is reaching families and households most at need?

10:57:02 From Raul Maldonado to Everyone:

Thanks!

10:57:13 From Christopher Norman to Everyone:

Would be happy to discuss in a breakout room!

10:57:17 From *Shannon Bowman, City of Oakland to Shannon Bowman(Direct Message):

Thanks!

10:57:27 From *Laura Kaminski, City of Oakland to Everyone:

And we can still accept your input on those sites as well

10:57:52 From *Diana Perez, City of Oakland to Everyone:

@Christopher, thanks!

10:59:16 From Christopher Norman to Everyone:

In order for more people to benefit from programs like the first-time homebuyer program, we need to support the City (and City Council) in identifying additional funding that could allow these opportunities to become more accessible.

11:00:36 From *Diana Perez, City of Oakland to Everyone:

Looking for legal services for low-income tenants or homeowners, covid/medical assistance, tax preparation assistance, or other services? Please see this list of resources collected by the General Plan Update team & share with your friends, neighbors, and family: https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf

11:00:54 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

1. What are the housing issues you care about in Oakland?

2. How can Oakland add more housing while protecting tenants from displacement?

3. Have you heard of these City programs? What programs do you think are working well? Where are the gaps?

4. With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?

5. What other strategies and programs should be adopted as part of the Housing Element to protect tenants and keep people in their homes?

6. What did we not ask that you'd like to talk about? What else should we be asking?

11:01:21 From Christopher Norman to Everyone:

I also wanted to highlight this report from SPUR that speaks specifically to the negative effects of CA's Prop 13 on Oakland. Per their analysis, Prop 13 costs the City over $400 million that could be used for its departments, such as over $33 million for the housing department. See page 16 for more

11:01:21 From Christopher Norman to Everyone:

https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

11:02:10 From Cantonese Interpreter - Weikuen Tang to Everyone:

現在開始分組房間討論，請需要廣東話傳譯服務的參加者利用舉手功能讓我們知道你需要幫忙

11:10:23 From Nic Ming to Everyone:

@Kiran, who is it that redirects the funding for that program to other programs? is it the mayor, the council, the dept?

11:41:05 From Chris White to Everyone:

Thanks Cathy and Phoenix, great comments.

11:41:40 From Cathy Leonard to Everyone:

Chris, perhaps I can let you know what District you live in? Wh is your councilperson?

11:41:44 From Phyllis Horneman to Everyone:

Speaking of speculators, assembly bill proposing 25% tax on flipping.

11:42:15 From Raymon Sutedjo-The to Everyone:

Prop 13 is incredibly unfair. One household can quite literally pay 10x the amount of property tax that their neighbor does. https://twitter.com/nextdoorsv/status/1502361966374916097

11:42:26 From Cathy Leonard to Everyone:

Thanks @Phylis, do you know the bill number?

11:45:20 From Phyllis Horneman to Everyone:

didn't write it down before the call, sorry.

11:45:39 From *Matt Alvarez-Nissen, Dyett & Bhatia to Everyone:

We also touched on a workforce housing overlay, forgot the mention!

11:46:16 From *Matt Alvarez-Nissen, Dyett & Bhatia to Everyone:

And the need to provide comprehensive education about what a Housing Element can and cannot do.

11:46:18 From Raul Maldonado to Everyone:

Moratorium on new MR housing may be a bad idea, and worsens displacement. Example of that could have been Mission District, SF

11:46:20 From Raul Maldonado to Everyone:

https://sfist.com/2016/08/08/campos_revives_controversial_missio/

11:47:09 From Cathy Leonard to Everyone:

MR housing is already displacing people. I can see it worsening with more MR housing.

11:47:09 From Raul Maldonado to Everyone:

Campos is currently an AD 17 (SF) candidate. He still doesn't believe in "supply side housing "

11:47:50 From Raul Maldonado to Everyone:

That's why we need dense and diverse housing, particularly prioritizing affordable goals, compared to the last Housing Cycle (HE #2 mentioned)

11:48:26 From Raul Maldonado to Everyone:

I missed HE #1 unfortunately:/

11:49:50 From Stuart Flashman to Everyone:

Ironically, providing affordable housing and housing for currently unhoused doesn't come cheap.

11:50:12 From Raymon Sutedjo-The to Everyone:

New housing today will become old housing down the line and increase supply. Blocking new housing makes the existing housing stock more expensive and even more so in the future.

11:50:54 From Brian Stanke to Everyone:

Hundreds of thousands of new Market rate housing is the only solution. But building enough to reduce prices… would reduce prices. So there will be a lot of talk but prices will keep going up, because that is want most people really want.

11:50:54 From Raul Maldonado to Everyone:

+1 to the above. That's "filtering" in housing, as time goes on

11:51:13 From *Diana Perez, City of Oakland to Everyone:

Our group also raised an Affordable Housing Overlay, which allows Affordable projects higher density and therefore can compete better in acquiring the land.

11:51:19 From Stuart Flashman to Everyone:

Need an excess profit tax to deter speculation and keep housing prices from continuing to escalate.

11:51:30 From Raul Maldonado to Everyone:

I wouldn't say it's the only solution. A combination of diverse housing, including missing middle housing, is needed

11:51:38 From Raul Maldonado to Everyone:

*it being MR only

11:51:49 From Cathy Leonard to Everyone:

@Stuart Flashman, so what is the answer? The number of unhoused are increasing. We need the County, State, and Feds to step up more. Look at all the money this country is spending on other countries, that money should be spent to take care of our own first.

11:52:08 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Also look at investing in long term resources - provide housing with support services - mental health, access to transit, quality food and move away from band-aid solutions - shelters/congregate setting esp. in a pandemic

11:52:35 From *Alison Moore, Dyett & Bhatia to Everyone:

English https://bit.ly/oakfeedback3

Español https://bit.ly/oakfeedback3esp

广东话 https://bit.ly/oakfeedback3canton

11:52:42 From Cathy Leonard to Everyone:

The trickle down theory is just that a theory, it never worked.

11:52:50 From Stuart Flashman to Everyone:

We need to be willing to tax ourselves to keep from becoming a 3rd world country.

11:52:53 From Raul Maldonado to Everyone:

Trickle down is for money

11:52:59 From Raul Maldonado to Everyone:

Filtering is for housing

11:53:16 From Raul Maldonado to Everyone:

People confuse the terms and properties of it.

11:53:19 From *Diana Perez, City of Oakland to Everyone:

We also had a great suggestion to incorporate more community education during these workshops -- to help us all learn more about how to implement some solutions.

11:53:37 From DONNA GRIGGSMURPHY to Everyone:

Thank you

11:53:43 From Raul Maldonado to Everyone:

Thanks y'all ❤️❤️

11:53:50 From *Christina Mun, Oakland HCD to Everyone:

Thanks everyone for a really great discussion

11:53:51 From Raul Maldonado to Everyone:

Have a good weekend

11:53:53 From *Shannon Bowman, City of Oakland to Everyone:

I meant to also add a comment from our group to consider a parcel tax to increase revenue

11:53:56 From Christopher Norman to Everyone:

I think it's particularly important to educate the public on *how* to engage and advocate - via City Council, the Planning Commission, State agencies, etc. That could help us determine where to put our attention and efforts to get more resources for Oakland

11:54:06 From Erica Dunkle to Everyone:

Thank you!

11:54:07 From DONNA GRIGGSMURPHY to Everyone:

Donna.Griggsmurphy HumanGood

11:54:15 From Christina Borowski to Everyone:

Thank you!

Oakland 2045 Housing Element Workshop #1 Report

Oakland's Housing Element and Housing Locations

FEBRUARY 10, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is part of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels, including low income and households with special needs, from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community.

This first Housing Element workshop is part of Phase 1 of the General Plan update. The purpose of this workshop is to provide an overview of the General Plan and Housing Element update process and gather community input on potential housing locations. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed notes are located in the appendices.

Workshop Location and Format

The workshop took place on Thursday, February 10, 2022 from 6:00 to 8:00 pm online via a Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 90 community members attended the workshop.

The planning team gave a short presentation during the workshop that gave an overview of the format of the workshop, the General Plan and Housing Element update process, and included a Q&A portion for participant questions. During the presentation, participants had the opportunity to answer the following survey questions about themselves:

- What brings you to this workshop?
- What neighborhood do you live, work, or have a business in?
- What do you love about the neighborhood?

See Appendix A for participant responses to the survey questions.

After the presentation, participants then proceeded to one of 11 Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The bulk of the meeting was spent in 11 small group discussions where community members had the opportunity to brainstorm together on potential housing sites. For the discussions, three to five participants were sent into Zoom breakout rooms with a facilitator from the

planning team to brainstorm on potential housing sites and considering the following questions:

1. What are the housing issues you care about in Oakland?
2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)
3. What do you think some of the issues or challenges will be in these areas?
4. What type of housing does Oakland need more of? Where do you think it should go? Why?

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix B.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide variety of opinions on all topics.

- There was unanimous or near unanimous support for more housing in the community. Housing affordability was a key priority for all groups as well as the consideration of equity in all decisions related to housing. Most groups were pro-housing and particularly advocated for housing unhoused individuals and focusing on developing housing for extremely-low income and very low-income groups, with additional support for workforce housing.
- Most groups shared a desire for transit-oriented development near BART stops and housing development that considers proximity to amenities such as bus lines, grocery stores, green spaces, and neighborhood organizations.
- All groups discussed potential locations for housing sites. The most common general locations mentioned include underutilized parking lots, vacant lots, blighted commercial sites, major commercial corridors, in old office buildings, and greater densities in Temescal, Rockridge, Trestle Glen, Montclair, and West Oakland.
- Other specific locations identified as potential housing sites include along San Pablo Avenue, in the Coliseum area, at Howard Terminal, Eastmont Mall, the intersection of Broadway and Pleasant Valley Avenue, 51st and Broadway Avenue, and the DaVita Dialysis site.
- Several groups advocated for consideration to ensure that historical patterns of segregation are not perpetuated but rather resolved when choosing housing sites. Affordable housing should be distributed throughout the entire city. Environmental justice, safety, and gentrification concerns should also be considered when deciding where housing should be located.
- Many participants shared potential housing policies and programs to better help the city become a more affordable and equitable place to live. The most common tools cited include upzoning low density areas, banning land speculation, eliminating impact fees, inclusionary housing requirements, rezoning areas to permit residential development, streamlining the permitting and funding process for housing development and ADUs, establishing incentives for developers, and developing

supportive programs for marginalized groups to find, purchase, and remain in their homes.

- Groups had mixed opinions on whether to develop greater housing densities in the Oakland Hills. While some advocated for higher densities and the elimination of single-family zoning due to equity concerns, others believed that greater densities should not be permitted due to high fire hazard zones. Other housing constraints included proximity to polluting areas.
- Several groups stressed the importance of "going to where people are" to receive input and requested more visible information about upcoming opportunities to engage in the process.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1 primarily advocated for housing equity and providing affordable housing for systemically marginalized groups. The group was concerned about perpetuating the zoning system's racist and exclusionary history. Participants mentioned how affordable housing developments are likely to be in high crime and high pollution areas with limited access to neighborhood amenities.
- Participants brainstormed a number of policy changes to address the housing issues they identified in Oakland. Such proposals include developing additional extremely low-income housing units, developing affordable housing throughout the city in safe areas and near amenities, banning land speculation, upzoning the Oakland hills, and eliminating impact fees.
- Potential housing sites identified by Group 1 include underutilized parking lots in the city, Howard Terminal, and greater densities in the Oakland hills.

Group 2

- Group 2 was in favor of further expanding community engagement and education on the Housing Element and affordable housing topics to increase accessibility to those interested in getting involved. Policies participants brainstormed include requiring on-site inclusionary housing, considering barriers to affordable housing, and identifying equity patterns throughout the city's districts to better address systemic issues.
- Potential sites identified by Group 2 for affordable housing include City-owned properties and properties owned by the Oakland Community Land Trust.

Group 3

- Group 3 advocated for affordable and middle-income housing, historic preservation, and housing equity. Participants mentioned several potential housing policy solutions that include rezoning areas for residential development, converting nonresidential and office buildings to housing, promoting live-work units, streamlining the permitting and funding process, and developing initiatives for marginalized groups to buy homes.

- Potential housing sites discussed among Group 3 include in vacant lots, dilapidated commercial sites, along major commercial corridors, ADUs in single-family homes, and in old office buildings.

Group 4

- Group 4 was pro-housing, advocating for affordable and transit-accessible housing, overcoming patterns of segregation, higher density housing, and ending gentrification. Potential housing policies mentioned include upzoning areas of the city, building transit-oriented development, and limiting how long developers can sit on empty properties.
- Potential housing sites mentioned include Eastmont Mall, mid-rise buildings in neighborhoods like Temescal, and the vacant lot at Broadway and Pleasant Valley Avenue.

Group 5

- Group 5 prioritized affordable housing for very low-income households, effective programs to shelter and support homeless residents, dense housing to support transit, and supporting Black homeowners. Housing policies discussed include transit-oriented development, upzoning near transit, increasing height limits, removing parking minimums, implementing parking maximums, and passing anti-speculation laws.
- Potential housing sites mentioned include along transit corridors and vacant lots owned by the City, County, and land trust.

Group 6

- Group 6 supported more affordable housing development, particularly in less affordable areas and in proximity to transit and amenities. Potential housing policies mentioned include progressive vacant land taxes, affordable housing overlay zones, incentivizing affordable housing development, reducing parking requirements, and implementing eminent domain for unused property.
- Potential housing sites mentioned include vacant homes on San Pablo Avenue and the lot on the corner of Broadway and Pleasant Valley Avenue. Areas to avoid include high fire hazard zones and near the shoreline.

Group 7

- Group 7 emphasized promoting housing choice, including location and type for both renters and owners. Policy ideas and solutions include inclusionary zoning, streamlining modular housing, promoting workforce housing, and converting vacant ground floor commercial to residential.
- Group 7 also supported developing around transit stops, adding more ADUs and lot splits, and adding higher densities in Trestle Glen and Montclair while also being cognizant of climate considerations.

Group 8

- Group 8 advocated for housing where people actually live and need housing, preserving housing at risk of conversion, and on-site including housing building requirements.
- Potential housing sites identified by the group include along San Pablo Avenue, in the Coliseum area, anywhere near transit, and on smaller lots.
- There was a difference of opinion on housing in the hills – some believing that should absolutely not be allowed due to fire concerns – while some others believing that single-family zoning needs to be eliminated from entire the city because of equity considerations.

Group 9

- Group 9 supported added more affordable housing near transit throughout the city as well as more supportive senior housing, multigenerational housing, workforce housing, and ADA compliant housing. They highlighted the importance of environmental justice considerations, housing the unhoused before developing for other income groups, ensuring vacant lots do not sit vacant, and affordable housing continues for future generations to remain in the city.
- Potential housing sites identified include near transit, higher densities in Rockridge, near parks and green spaces, and in old or unused building and parking lots near city hall.

Group 10

- Group 10 advocated for prioritizing equity in all housing decisions, adding higher densities in commercial areas, incentivizing low and very low income housing development, pausing market rate development until Oaklanders have homes, and taking advantage of vacancies to house the unhoused.
- Potential housing locations identified include higher densities downtown and in west Oakland, more housing in Montclair and Rockridge, and higher densities along San Pablo Avenue.

Group 11

- Group 11 expressed interest in incorporation climate resilience into housing development, prioritizing housing equity, transit-oriented development, having housing typologies that fit with community character, and housing the unhoused. Potential solutions discussed include incentivizing developers, expediting and streamlining the ADU processes, and developing near amenities.
- Possible housing sites identified include a vacant parcel on 51st and Broadway Avenue, the DaVita Dialysis site in Rockridge, near Rockridge Bart, along Bart and bus transit lines, on blighted sites, and higher densities in west Oakland.

Appendix A: Mentimeter Poll Results

Question 1: What brings you to this workshop?

- To learn more
- To learn
- housing
- Curious what people are interested in talking about with the housing element
- I want to support more dense housing in Oakland, especially near transit.
- I'm an Oakland resident and urban planner looking to make Oakland accessible to all!
- The fate of Oakland, housing, development, and particularly for those not wealthy.
- Interested in future of housing- we need more affordable housing options across all neighborhoods of Oakland!
- Interesting in helping contribute to the housing plan for Oakland.
- We're oakland residents and appreciate the chance to learn about the housing element!
- Member of the Deeply Rooted Collaborative
- I am a Political and Community Organizer with Save The Bay! We're interested in ensuring that climate resilience is incorporated in the General Plan Update and the Housing Element.
- I am part of the Deeply Rooted group
- I want to ensure that Oakland dedicate adequate resources to support very low and extremely low income residence in accessing housing
- New Oakland resident, work in architecture / urbanism, committed to supporting more affordable housing in the Bay Area
- learn more about the housing element
- Hear about solutions to get more housing and make it more available and affordable for people
- oakland resident who cares about their community and wants to make sure this process and it's outcomes are equitable
- Looking to get involved , have voices heard, & provide input in planning
- To better understand the housing element and provide input based on what I experience as a resident of Oakland
- Board Member of Rockridge Community Planning Council
- Curiosity, and to learn
- Oakland's housing situation is a CRISIS. I hope this Housing Element can take that seriously and make transformative changes.
- I'm hoping to see more housing built in Oakland! Particularly in my North Oakland neighborhood (San Pablo Ave) where there is lots of vacant land.
- learn about community concerns regarding housing in Oakland
- Strong interest in Oakland providing adequate housing across all economic bands. Affordable for people in each band
- Want to make sure Oakland uses this housing element update opportunity to end exclusionary zoning, allow for more housing density citywide (especially in wealthy neighborhoods and near transit), and expand demolition and displacement protections

- I’m concerned that people especially African Americans are priced out of the housing market.
- Equity concerns. Also wondering if your community outreach team consists of any people born and raised in Oakland. Outsiders are always "representing" Oaklanders.
- I have lived in Oakland for 40 years. It breaks my heart that it is becoming a place that only the wealthy can live. I am saddened that the Black population has decreased. Let's support social housing!
- I’m here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.
- urban planner from the Bay Area. Interesting in learning what Oakland is working on for the General Plan and Housing.
- Create more housing
- My primary concerns are equity—woefully inadequate affordable housing and continued displacement—and the need for dense housing near jobs and well served by goodnfrequent public transportation, bike lanes, and walkability to daily needs.
- We need responsible and effective affordable housing programs.
- Interest in developing a housing element that affirmatively furthers fair housing, breaks down past patterns of segregation and disparate housing opportunities, and improves on the City's past performance in producing affordable housing
- I care about housing!
- I want more homes to be built in Oakland so that the cost for housing goes down.
- I'm concerned that the timeline does not allow for quality engagement with our community.
- I am concerned about the housing crisis in Oakland.
- Interest in housing
- I work for the Oakland Fire Department and want to stay engaged in our community and hear outstanding Public Safety concerns.
- An interest in providing housing for Oakland residents at all income levels. I care about creating change while not forcing radical change on any Oakland neighborhoods.
- As a representative of the Rockridge Community Planning Council, a neighborhood organization focused on community development. Here to listen and learn.
- Making sure that Oakland does it’s part to create the new homes we need to help solve our housing shortage that is driving our displacement and affordability crises
- Ensuring that fair housing and equity are an integral foundation of the ENTIRE housing element process. For the city to address that for the past 5 years, the City has built 9.5 market rate homes for every 1 unit of affordable.
- The #1 thing Oakland residents want is affordable housing and yet this City has not prioritized affordable housing and nor met our statewide goals for years.
- Express importance of mixed income housing in areas that are densely populated areas that are predominantly low income.
- I am a 3rd-generation Oaklander and my whole family lives here. It's become too expensive to live here and we need to make sure there's housing for everyone.
- This is important
- I'm with East Bay for Everyone: https://eastbayforeveryone.org/wp-content/uploads/2022/02/2022-02-09-oakland-housing-element-priniciples.pdf

- I want to speak in favor of building, building up, and building densely (to encourage future walkability and transit). I believe all neighborhoods are worth investment, to support new housing of all types in income and physical types.

Question 2: What neighborhood do you live, work, or have a business in?

- mosswood
- Old_Oakland Grand_lake Downtown
- Downtown
- Bushrod
- Rockridge
- Mosswood Temescal
- Concord Contra_Costa_County
- Prescott Work_from_home Work_for_a_company
- Harrioak
- Downtown
- Downtown
- Dogtown West_Oakland
- D2
- Maxwell_Park
- temescal work_in_fruitvale
- san_antonio_neighborhood
- Rockridge
- Oakland
- Piedmont_Ave Downtown
- West_Oakland SF
- Grand_Lake
- Uptown
- Rockridge
- Walnut_Creek
- East_oakland
- Grand_lake
- Old_Oakland Citywide
- Santa_Fe Jingletown
- Longfellow
- North_Oakland Fairview_Park
- Adams_Point
- west_oakland
- Bayview_Hunterspoint
- Rockridge
- Rockridge
- Clinton Downtown
- Dimond Laurel Lake_Merritt
- Rockridge
- Fruitvale Fruitvale Fruitvale
- bushrod
- I_live_in_Oaklands_Distri I_work_in_Oakland No_business

- north_oakland
- Old_Oakland
- Skyline
- Chinatown
- Golden_Gate
- Waverly
- Fruitvale East_Oakland
- East_Oakland D6
- Alameda
- Rockridge

Question 3: What do you love about the neighborhood?

- lots of things
- The people! I just want more of them.
- Walkable, friendly neighbors.
- I have been here for 42 years. Not enough space.
- Weather and history
- Family oriented
- my neighbors!!
- I love how central everything is, as well as the proximity to transit options
- Culture
- Accessibility to restaurants, goods, services, transit and walkability
- i love that downtown is close to chinatown, has lots of stores and restaurants, close to lake merrit
- Friendly
- I love the diversity of businesses around here.
- I love our street trees and our park! We have lots of wonderful urban green spaces.
- Proximity to important spots
- I love my neighbors but so many are at risk are displacement.
- Mixture of housing and neighborhood business district.
- Takes more than 250 characters. I have lived here 42 years.
- "Walkability!
- Lots of great social resources within walking distance."
- Walkability, quick easy access to transportation, close retail
- People and the lake
- Great sense of community
- I love the colors and flavors of fruitvale, it makes me really sad that there is not more investment and effort from the city of oakland in bettering the area
- Walkable, location
- Everyone seems to have the best interests of oakland at heart
- Children playing in Frank H. Ogawa Plaza
- I used to love my neighborhood until unfriendly gentrifiers moved in.
- Walkability to schools and shops
- The people.
- Rockridge also has a high degree of activism and also recognizes need for greater population diversity.

- its one of the last places in SF that still has it's diversity. I hope Oakland can keep from gentrification.
- It's accessibility, shopping, and community spirit.
- There is a fair amount of housing for renters.
- Walkability & retail corridor
- The community! I want more neighbors!!
- It's a livable community, for people like me...
- Beautiful neighborhood—Street trees, gardens. I can walk to food stores, etc. I love my neighbors, from lots of backgrounds.
- It is walkable and has ground floor retail that is alive and well
- Location location
- I love the shops that are within walking distance
- The peole
- Vibrant BIPOC communities
- Diverse cultures and food options available.
- Approachable neighbors.
- It's diversity, it's right in the middle of everything, it feels like Oakland.
- Friends and neighbors.
- Many resources. Minimal need for car. Diverse. Close to nature
- The melting pot of cultures and food and good weather.
- Diversity
- walkable, good transit, great restaurants
- Short answers are the problem. Elicit granular, detailed stories for better results.
- good grocery stores
- Neighbors know each other.
- Walkability and vibrancy
- My neighbors
- I love Alameda's proximity to Oakland. We are ONE city as far as I'm concerned.
- Walkability, access to transit, parks, mixed use.

Appendix B: Breakout Group Facilitator Notes

Group 1 Facilitator – Laura Kaminski

Participant 1- Main concern is equity and climate.

Participant 2 – main concern is Housing Equity in neighborhoods.

Participant 3- worked with the City on the Housing Element in 1998, should start with discussing how our existing system on zoning is based on racism. Worked on the last General Plan as City staff and worried we will repeat what was done in the past.

Participant 4– I live in affordable housing, I know what it is like living in affordable housing. Important to where you are putting affordable housing, I live near pollution, noise in China town, near pollution from the Port. A lot of affordable housing is built in areas near freeways and pollution. Once you are living in affordable housing no one wants to listen to you and

your concerns. This area has become extremely violent, there was a shooting on I-880 right across from my balcony. We don't need more market rate housing, we need extremely low housing. Most of the people who are homeless need extremely low housing.

Participant 5- We have existing systemic policies, we need serious policy change. We need serious discussions. 174% of housing was built for market for market rate, it is a policy decision of what housing is being built.

Participant 4– Should put of lot of thought into where you move people 55 and older and people with mental disabilities. Where I live, we don't have grocery stores, have predatory people that rob people. We had tough sheds moved in next to us, had increase in crime overall, not just from homeless people, but unfortunately some homeless people have problems with drugs and this can create crime. We need to care about who is living in affordable housing and what there needs are and provide safe housing.

Participant 1- Affordable housing, it should be more dispersed throughout the city. Should look at parking lots. The A's are not going to have affordable housing. Need more resources for family housing when growing up.

Participant 3, we need some radical policy changes. We need to ban land speculation. As long as we are beholden to developers. They are scooping up housing and flipping for huge cost. We should replace Planning & Building with other Departments. We are so looking at the minutia of housing, we cannot get through the permit process because we don't know how to play the game. Let's make a system based on safety. We don't need to know how far the kitchen is from the basement. Zoning was created to separate certain people, redlining. We repeat redlining. Oakland hills is the most segregated. Every house over 6,000 square feet needs to take in 6 more families. Our politicians are taking money from developers.

Participant 5, Howard Terminal, greater percentage of affordable housing and it needs to be on site. Howard Terminal is going to go through with nothing of value. Have to change policies. No more building market rate housing without a certain percentage of affordable.

Zoning needs to upzone in all of the hills areas.

Iris - should eliminate Impact Fees only do onsite. The process is so onerous for the average person or small developer trying to build affordable housing. The City should have staff to assist with all of the rules. Should have staff to assist the public with ADUs. Concerned that this Housing Element will be a cookie cutter process and that the consultant D&B will not have the creative ideas.

Participant 1– how can we continue to build market rate when we have not met the numbers for affordable?

Participant 2– we have to generate tax dollars as well.

Participant 3– we should spend less money on police and more on paying for the City.

Participant 1– The City is proposing business tax changes and increasing money from the Port.

Participant 4– Why are we supporting corporations that are not paying living wages?

Participant 1– Companies are buying up single-family homes and then letting them get dilapidated and then flip them. Can the city enforce the codes to not allow for this?

What makes housing more expensive in the first place.

Participant 2– I have a family member that is making 6 figures and can't afford to buy a home.

It is extremely difficult to get into any area of the City, housing is going for at least $500,000.

Participant 1– At least they used to look at comparables for how housing is priced in real estate, how does housing get to be priced at this high of a price? We should be addressing what has gotten us to this place.

Participant 2– there are a lot of people who work in Silicon Valley that are moving here and driving the price up. They are taking these properties over. They can't afford the housing in Silicon Valley so they are coming to Oakland.

Chat:

19:12:25 From Participant to Everyone:

that is the argument they are currently making

19:13:46 From Participant to Everyone:

yes

19:24:48 From Participant to Everyone:

how about a policy that says single family homes can only be purchased by people who will reside in them?

19:25:26 From Participant to Everyone:

@ Participant + 1

19:26:21 From Participant 3 to Everyone:

Get rid of any restrictions on the number of people who can be in a unit

19:26:24 From Participant 2 to Everyone:

Sounds good, but if they can't afford to do so, it leads us back to those who can or these large corporations

19:26:47 From Participant 3 to Everyone:

Eliminate parking requirements

19:30:07 From Participant 3 to Everyone:

Allow people to create cooperative living arrangements without city requirements- allow people to create their own agreements, trust collectives to be responsible adults

19:32:22 From Participant to Everyone:

Same for "affordable housing", allow housing to flourish without 20 pages of requirements. Ask for a confirmation that the housing is remaining that every year. Have the land be deed restricted.

Group 2 Facilitator – Lakshmi Rajagopalan

Introductions
#1 - oakland resident, D2, urban planner, need more engagement/education around housing
#2- piedmont ave, searching for new housing in Oakland - which is proving to be very difficult
#3 -unity council (deeply rooted) - timescale/fruitvale area, lack of investment
#4 - issues with housing development esp. Affordable housing
#5 – did not engage at all

Engagement and Education
Education on what affordable housing means (critically low/low income)
Engagement - education is a key
Translating into easy-to understand language, in multiple languages
Being transparent as possible - with these timelines, how are we listening to the community?
Accessibility - meeting in the box situation - printable - cultural centers/community centers
Capacity building/educational piece of housing - housing element - enable the community
Time/capacity building/educational exercises

Sites:
consider City owned properties and properties owned by Land trust properties - developers.
Buy back properties owned by these developers using eminent domain

Policies
Require on-site inclusionary housing (or if they are paying into the impact fee fund, there needs to be accountability on what those monies are used for - how that money is used)
Consider barriers to developing affordable housing - there are several (example: https://oaklandside.org/2021/10/20/nonprofit-run-by-homeless-people-says-it-was-unfairly-taxed-for-trying-to-build-housing/)

Equity
Look at Redistricting mapping to identify equity patterns
How will the policies be evaluated to fix more systemic issues? Policies should also address unhoused.

Group 3 Facilitator – Audrey Lieberworth

Introductions:

- Participant 1 – North Oakland, Rockridge, cares about affordable housing
- Participant 2 – architectural urban designer, lives in Mosswood neighborhood, interested in affordable housing/extremely affordable housing, infill/redevelopment, finding perfect sites to do those sites on
- Participant 3 – West Oakland, lived in Oakland for 7 years, interested in social, economic, environmental, and racial justice. Also interested in affordable and missing middle housing. We're putting too much pressure on affordable housing and missing middle housing could help with this.
- Participant 4 – lives in clinton neighborhood, city planner, advocate for historic preservation (works with Oakland Heritage Alliance). Housing Element is an opportunity to use historic buildings as housing resources/naturally affordable housing. Harder to build new than rely upon historic building stock.

Question 2: What do you see as some of the opportunities for planning new housing in Oakland? (Examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers)

Participant 1

- Sites that are not currently used for housing. Some rezoning may have to be done, particularly if there are reluctant land owners
- The Ridge site – property owner does not seem interested in developing for housing; some encouragement through rezoning may be needed
- Vacant sites – look at zoning on those sites. Be aggressive where it makes sense to build housing
- Build affordable, with an emphasis on a higher percentage of lower income housing

Participant 4

- Look at existing buildings as potential housing resources, esp historic buildings. Existing nonresidential and older office buildings that might become obsolescent should be converted to housing. Including live/work, esp in industrial areas. CA Historic Building Code can help facilitate this process

- Existing single family homes – there may be provisions for ADUs, but these may also present opportunities beyond ADUs to add more units (I.e. missing middle) with an emphasis on affordable units

Participant 2

- Look at vacant sites and office buildings that could be redeveloped. Look at commercial corridors like Broadway and Telegraph – are there vacant sites, dilapidated commercial sites? There are commercial spaces with large parking lots along these corridors. We should densify these sites along the corridors.

Participant 3

- Hard to pencil out projects given that labor and material costs are high.
- There is a need for more workforce development programs / incubator programs for small contractors. Historically there have been barriers for Black and Brown communities to obtain apprenticeships to make their way into the construction trades – remove those barriers
- Time is money – streamlining the permitting process is ideal because delays mean projects cannot pencil out. State legislation allows some projects to be fast-tracked. Also a need for streamlining design approval process to minimize NIMBYism
- Need to define a clear permitting process for developers
- Provide opportunities to encourage Black and Brown property ownership in Oakland. Look at tenant cooperative in Brooklyn Basin. Develop initiatives to buy homes in Oakland – provide opportunities for Black and Brown communities that stay in their neighborhood to merge lots and create a larger multifamily complex, or build smaller, missing middle housing on a single family lot

Question 3: What do you think some of the issues or challenges will be in these areas?

Participant 1

- Major challenges for affordable housing are obtaining subsidies. More money coming through the State now, but Oakland needs to build up its funds/subsidies. Should be part of the Housing Element – think about how to raise funds from different sources for really substantial affordable housing. Raise local funds. Use conditions on other kinds of new developments (I.e., higher impact fees) to raise local funds

Participant 3

- Affordable housing developers talk about the gymnastics they have to perform to combine the tax credits and funding sources, which is particularly challenging for smaller developers with fewer staff and resources. Can we streamline the funding and administrative process to make development of affordable housing (esp for smaller affordable developers) more feasible?

Participant 4

- CA Historical Building Code – can address code issues that can inhibit rehabilitation of older buildings. Oakland should try to be more proactive around using that Code and should expand the number of eligible buildings (model – City of Alameda)
- Shortages of staff at City inhibits ability to process applications. Could bring in consultant planners to accelerate projects, offer overtime to existing staff

Participant 2

- Identifying funding sources

Question 4: What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 4

- According to the existing RHNA performance, City has been good at building market rate, but falling short on affordable. This is the area that needs most attention

Participant 2

- Need more affordable housing – esp VLI and ELI.
- Should be equitably spread out across different neighborhoods

Participant 1

- Integrate housing all across Oakland at all income levels, but financial feasibility of these projects is difficult
- For new housing, there should be higher percentage requirements to build low income housing on site, even though it makes it more difficult for projects to pencil out. Would like to see 30 or 40% required on site, but may not be feasible
- Real difficulty is identifying funds to subsidize projects

Participant 4

- Most developers pay in-lieu fee instead of providing on site affordable units. Oakland should take a closer look at actually requiring the units on site as part of these projects

Participant 3

- Oakland's inclusionary housing requirement is too low

Participant 2

- Is there oversight and transparency for distribution of affordable housing funds?

Participant 4

- City or land trusts with assistance from City could bid on foreclosed properties to acquire that land
- Relocate/move older, existing buildings in the way of new developments. There are existing policies in the housing element to facilitate this, but the challenge is to find locations to move those buildings to. Can they be moved to vacant City-owned land? If the building is in good condition, moving a building is a good way to preserve existing housing. If you move a historic building it does not need to be brought up to Code, which saves money. With house moving, the main expenses are moving it off the existing foundation and the utility wiring

Participant 3

- Current Code is really geared toward sustainability to address the climate crisis. Moving non upgraded housing would contribute to greenhouse gas emissions. Maybe there could be some middle ground
- At meetings to discuss housing projects (ex. Howard terminal), they hear a lot about parking. Not willing to move downtown because there isn't any parking available to them. Should be larger discussions about what it means to live without a car. Building housing close to transit (like BART) is not sufficient to meet needs
- Potential to create a new building typology for a community garage, not like a surface parking lot. Perhaps a tower of parking located within a five minute walk of a group of housing site

Participant 4

- Some streets are very wide. Could introduce angled parking on wider streets instead of parallel parking to accommodate more parking, esp in San Antonio neighborhood
- House moving is a great way to implement resource conservation because all of the materials are already in the house, don't need to dispose

Group 4 Facilitator – Daniel Findley

Participants

Participant 1 EBHO. Cares about low-income affordable housing, transit-accessible, designated bike lanes, and walking areas. Clean streets and sidewalks.

Participant 2: EBHO. Production of housing, meeting AFFH requirements such that we overcome patterns of segregation. More emphasis on affordable housing programs.

Participant 3: lives in Bushrod, very pro housing and more of all housing types. Housing needs to be easier to build. Favors higher density housing.

Participant 4: Represents Upper Broadway Advocates which focuses on the vacant lot at Broadway/Pleasant Valley. Favors changing zoning in commercial districts to allow for

higher density housing such that housing is a "preferred use." Supports the idea of affordable housing in high-rise buildings.

Participant 5: Co-chair, on tenant's union. Lives downtown. Not sure if more housing is the solution. Lots of empty lots, empty units. Root of the problem is that developers sit on empty properties. Important to her is ending gentrification and reducing the construction of luxury housing. Would like to see Henry J. Kaiser building transformed into housing and sites near Mosswood Park if new housing is to be built.

- What are the housing issues you care about in Oakland?

  These are discussed in the participant profiles above.

- What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)*

  BART is doing a good job except @ Rockridge. Eastmont Mall could be one site where underutilized parking areas could be identified for housing.

  Participant 3: in favor of by-right zoning and setting the rules to enable this. "Requesting a zoning change takes forever."

  Christina: would be in favor of changing zoning to accommodate housing (affordable). Thinks downtown Oakland is turning into SF with gentrification.

  Participant 3: wants enough housing even for tech professionals.

  Participant 4: lives in an ADU-few people care about ADUs because people are more concerned about large buildings and their impacts.

  Participant 2: Oakland has exceeded housing goals but only at the top income level. Would like Oakland to consider mid-rise buildings in neighborhoods like Temescal. By-right approval for 100% affordable. Mixed-income buildings don't pose a huge challenge (okay for financing) but is more in favor of mixed-income neighborhoods. Need more government support for rental subsidy.

  Participant 5Beach: even subsidized housing is too expensive for someone earning $1,300/month and on SS.

  Participant 2: to get state subsidies, there needs to be local match

- What do you think some of the issues or challenges will be in these areas?

  We moved into the final question but some of the challenges were teased out in the participants' responses to the first two questions such as affordability, impact of large buildings, ensuring rental subsidies so people can stay in their units.

- What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 1: Senior housing, TAY housing are interesting ideas.

Participant 3: advocates for homeless housing. City should be planning for homeless housing.

Participant 2: Larger units for larger families. City needs a housing needs assessment that assess pay burden (families that overpay for their unit)

Participant 5: social housing with assurance that families can remain in their unit.

Summary Points:

- Revise the zoning to accommodate housing, upzoning is a smart approach and legislate by-right approvals for 100% affordable. Build housing near transit, set the rules to accommodate more housing production.
- Not sure if housing is the solution. Lots of empty lots and empty units. Root of the problem is that developers sit on empty properties.
- Publish the needs and fair housing assessment on the website so the public can see it.

Group 5 Facilitator – Khalilha Haynes

A. What are the housing issues you care about in Oakland?

1. Prioritizing affordable housing (AH) for very low- and low-income households. there is no strategy for AH, so Oakland is losing people of color.
2. Investment priority for areas of the RHNA that have not been met.
3. Creating an effective and responsible AH strategy, with rental assistance for renters and down payment assistance for people to purchase homes.
4. Effective programs to shelter & support homeless residents.
5. City of Oakland becoming a nicer place to live, with less focus on cars, dense housing to support transit an address the homelessness crisis.
6. The homelessness crisis is exploding, and City needs to "go big" make a large investment in AH. How can we explain allowing people to live in tents under the freeway, on sidewalks, and in RVs?
7. Creating a program to support first-time Black homeowners and keep Black properties in Black hands.

B. What do you see as some of the opportunities for planning new housing in Oakland?

1. Building housing near transit, e.g. BART stations, transit corridors (esp. rapid bus lines).
2. Placing market rate housing in communities that were historically exclusionary and areas "post-gentrification."
3. Upzoning, esp. near transit
    i. Upzoning needs to be done equitably, especially in areas like Fruitvale and deep East Oakland, where upzoning would increase land values,

lead to speculation, gentrification, and displacement of current Black and Brown working-class communities.
    ii. Consider Emeryville as a model for maintaining Black population by building apartments everywhere.
4. Converting single family lots to multi-family lots.
    i. Consider San Francisco as an example.
5. Increasing height limits, removing parking minimums, implementing parking maximums.
6. Moms for Housing site has sat vacant for the last two years, despite being bought by a land trust a few years ago. There are homeless encampments just a few blocks away. Why has this not been opened to house people?
7. Public land for public good. Using public land would dramatically cut the cost of housing.
8. Establishing accountability measures and performance metrics for City's AH policies.

C. What do you think some of the issues or challenges will be in these areas?

1. Decreasing cost of housing to make it more reasonable and affordable to build housing.
2. Creating strategies so that AH does not compete with market rate housing.
3. Passing anti-speculation laws.
    i. E.g. Homes in North Oakland Flats are being bought up by for-profit companies, not nonprofits or Oaklanders.
4. Entitlement process is extremely onerous, for companies and individuals.
5. Using vacant land owned by the City and County. Taxing vacant public land – the County has so much public land that they aren't being taxed for, but private landowners are being taxed.
    i. City needs to publish a full list of all its available public parcels.
6. Need effective ways to build both market rate and affordable housing – using market rate to pay for AH won't get us enough AH.
7. Impact fee paid by developers that do not build AH is way too low. They need to pay more. Oakland devalues its land in order to entice developers, like a "low-budget prostitute."
    i. The implementation of impact fees originally was staggered (West, then Central, then East), giving developers time to buy up land in Central and East Oakland.
8. Lack of city, state, and federal funds, especially after the closure of redevelopment agencies.

Group 6 Facilitator – Alison Moore

Participants:

- Resident of Rockridge
- Resident of San Pablo Ave/Broadway
- Two members of East Bay Housing Organization

Key points:

- Surveying/ pressuring church groups and landowners how sitting on land- eminent domain? Vacant land tax- progressive.

Potential ideas: Affordable housing overlay, urban land trusts, adjusting parking requirements

- Challenges: Funding, costs of land.
- No gos: Fire hazard zones, Sea level rise and industrial land use- cancer clusters.
- Gos: Proximity to transit
- Housing types: Finding places for people that are homeless to afford to live.

Raw notes:

- More affordable housing in general is needed, with an equity lens.
- Some of the less affordable areas like Rockridge have some of highest land costs in Oakland.
    - Even if upzoning happened in these areas, it would only be a few parcels that would be viable.
    - Landowners in college and rockridge, not much incentive. One of major buildings there- dryers building, got redone 20, 30 years ago, was just bought by east bay jewish community center. May provide some housing there.
- Concentration of transit and grocery stores could support so much more housing than there is. Either side of Rockridge north or south or BART. They do well as it is, no incentive to go higher. Could there be an incentive? Trader joes is 1 story, but land office business.
- Affordable zoning overlay- market rate one zoning, affordable another. College avenue- 3 stories max, if you're building affordable you can get six.
- There is a need for deeply affordable housing. In the past 6 years, for every 9 market rate units, one unit of affordable housing is produced.
- Desire to see this housing element approached with an eye toward more stringent state laws- Cities must be held accountable. There are tools to implement equity and fair housing from the start, even beyond AFFH.
- Essential missing element is money- there is not a lot of money to fund affordable housing, especially since redevelopment agencies went away. The importance of finding those streams can't be understated.
    - When you're identifying sites, try and evaluate how competitive those would be for funding.
- When conversion occurs, landowners could make partial donation of property value to a land trust. way to get a benefit, land trust gets land at reduce costs.
- Lots of vacant lots that are paved or grassy, or unused parking lots, and a handful of homes that are vacant on San Pablo Ave. All owned by one somewhat active religious institution. Feels totally unfair to have wonderful neighborhood and land that isn't being used because someone isn't paying property tax on it. Complex when someone owns it, especially when they are exempt form property tax. But participant would like to see something happening on land
    - Stamford and san pablo. Yoga ashram owns 20-30 parcels, massive vacant lots. Headquarters in upstate new York. No control over those decisions.

Person with power is not really thinking about it. Eminent domain not as expensive.

- Unhoused individuals are being forced into the streets because of rent increases.
- Holding land for investment is wrong. What can we do about that? Vacant property tax, is pretty minimal. One option could be a progressive vacancy tax- the longer a parcel is vacant the larger the tax is. This will be on the San Francisco ballot this year.
    - Corner of Broadway and pleasant valley- A shopping center is no longer a viable option because of online retail. Problem was that property owner (corporation) doesn't want housing. The master lease that governs site prohibits housing- right now the zoning is general commercial. Why not rezone as residential? Could build mixed use with major housing component.

    - Eminent domain recommended as strategy for unused property.
- Synergy with transit and housing. AC transit and BART. Don't need to build as much parking downtown. In case of BART, where they have the land. Investing in transit with ridership and housing.
- Stagnancy has a cyclical effect- not a lot of businesses, not a lot of places to build housing, business don't want to open.
- Survey churches to determine extent of ownership
- Reducing parking requirements- Perception that parking requirements were down to half a space already.
    - Participants noted that some lenders wont provide money if you don't provide parking.
    - Support for parking maximums, and lowering minimums. Let market decide.
- Shared parking- some examples of this in El Cerrito del Norte
- Do not want to add housing in the following areas:
    - High fire zones
    - Near the shoreline. Also consider how housing can help reduce greenhouse gases, such as higher density and energy efficiency. Adaptive reuse is the most efficient.

Group 7 Facilitator – Matt Alvarez-Nissen

KEY TAKEAWAYS

- Identified need to improve the general outreach process – including making sure the community has enough context to understand the Housing Element process and is able to select appropriate sites.
- Housing locations – the City should locate affordable housing in higher-resource neighborhoods and near transit. Participants identified capacity for additional residential development in Trestle Glen, Montclair, North Oakland and the Hills. While we should keep fire risk in mind, additional development is possible through strategic planning. The City should also spread density around the city, and not exacerbate patterns of segregation. The City should not include grocery stores as sites, especially in food deserts.

- Housing choice – The City should promote housing choice, including both the location of available housing and the type of housing. This includes both rental and ownership units, ADUs, modular housing, etc.
- The City should work to increase the proportion of affordable housing to market rate housing in new development (including in any new Coliseum area development), and make sure not to redevelop on existing subsidized or rent-controlled housing.
- Policy ideas and solutions – Increase strength of the housing preservation program, inclusionary zoning, value capture of resale, transparent community benefits process, streamlining for modular housing (especially on small sites), promoting workforce housing, and allowing the conversion of vacant ground floor commercial to residential.

Detailed NOTES by Question

Participants were asked Question #1 as part of the initial round robin, and Question #2 to prompt group discussion. Questions #3 and #4 were also presented, but the discussion turned towards a more general conversation about housing priorities. The answers to Question #1 are provided and the answers to Questions #2, #3, and #4 are grouped together below.

Question #1 – What are the housing issues you care about in Oakland?

- Deeply affordable housing in Oakland and the region
- Quality design
- More equitable access to transit, especially in higher resource areas (e.g., Rockridge)
- Development of housing in diverse areas (e.g., Adams Point)
- Do not center density in one place (like it is in East Oakland)
- Climate smart housing (i.e., do not develop in areas prone to wildfire, flooding, etc.)
- Do not locate affordable housing in existing low-income neighborhoods

Question #2 – What do you see as some of the opportunities for planning new housing in Oakland?

Question #3 – What do you think some of the issues or challenges will be in these areas?

Question #4 – What type of housing does Oakland need more of? Where do you think it should go? Why?

- Conversion of vacant ground floor commercial to residential use.
- Permit higher mid-range densities to target missing middle housing, and prioritize the flatland (although might not be relevant with SB9 provisions).
- Develop around transit, including AC Transit stops.
- Spread density throughout the city.
- Do not exacerbate patterns of segregation.
- Do not include existing rent-controlled or subsidized housing in the inventory, don't want to encourage redevelopment of those buildings.
- Staff should provide more context on what makes a good site for housing.
- The proportion of affordable housing to market rate housing in new developments is not balanced – minute amounts of affordable housing with large amounts of market rate, especially on large projects. One participant expressed a desire to see this balance in any new Coliseum area development.

- Compare Coliseum area development to Brooklyn Basin development, interested in affordable housing balance and aesthetics of the development.
- Strategies to promote more affordable housing include community-based agreements, but this process is often not transparent and does not involve the community. Hard to negotiate for the community given limited time. Participants expressed a desire for a more transparent process and to hold developers accountable to proposals that actually benefit the community, especially on public land.
- Issues with the impact fee process – hard for the public to determine the total amount of impact fees collected and where the money goes.
- More workforce housing.
- Modular housing on smaller lots, allow for more flexibility in this process – including permit streamlining. Historically difficult for cities to build modular housing, but this can be a more financially viable way to build quality housing. It's also more cost effective and produces lower rents – affordable by design.
- The City should consider value capture from home resales as a potential program. This could be a good source to provide more subsidies for lower-income units in new developments.
- The City should increase funding to and strengthen the housing preservation program, which is similar to San Francisco's small sites program, to retain rent-controlled units. It is cheaper to maintain existing affordable housing than to develop new low-income housing with significant State and federal subsidy.
- Trestle Glen and Montclair, and areas northeast of the I-580 could be higher density (although there are slope and fire hazards to consider). These are higher resource neighborhoods and would be good for affordable housing.
- Participants emphasized locating affordable housing in higher resource areas outside of high fire hazard zones, where possible. However, some participants argued that it is possible to develop more in some of these areas given thoughtful strategic planning efforts – there are ways to mitigate the risk, including ensuring adequate fire fighting resources. One participant cautioned against located too much housing in areas with small and windy streets, since this poses an evacuation risk and may put vulnerable populations at even greater risk. One participant referenced recent State law (AB2911) and State building codes that would help facilitate development with good site management, design, and planning. One participant noted that there are also environmentalist concerns about development in the hills, but there is still lots of land up there where people could live.
- Housing choice is a priority – the City should create options for people to live in the hills if they want. People should also be able to choose single-family units, affordable rental units, affordable condominiums, etc. One participant noted that more condos should be built, and that a lot of rental apartments have been built but not ownership units. Another participant agreed – lots of new development is rent only, and buying options are typically restricted to single-family.
- One participant was in favor of the City promoting more ADUs and SB9 lot splits, but wanted to make sure that these are long-term rentals and not available on AirBNB.
- One participant highlighted the prevalence of food deserts in Oakland, and noted that when considering redevelopment of commercial sites the City should confirm that the site is not the only grocery store in a neighborhood.

- One participant was frustrated that the City released the RFP so late, and that the outreach process was doing things out of order. They noted it is preemptive to discuss sites without fair housing analysis, or other context building. Other participants agreed that the General Plan website is light on information, and should include things like a map of City-owned parcels and AFFH maps.

Group 8 Facilitator – Rajeev Bhatia

Housing Sites

San Pablo Avenue could be a great place for more (deeply) affordable or mixed-income housing. Broadway and Telegraph have gotten attention in the past, and San Pablo Avenue has not had the same attention.

Look at smaller sites, don't ignore them. A's stadium area, anywhere where transit is or is planned for.

Fire Captain. Has worked for Oakland Fire for over two decades, and can't afford to be in Oakland. Many police and fire personnel are eager to live in Oakland but are unable to afford to do so. Living too far from the City is not great in case of emergency need. Need to think about providing workforce housing, not just income-restricted. Castro Valley had Emergency Living Response Zone that prioritized police and fire personnel in case of need.

Difference of opinion on housing in the hills – some believing that should absolutely not be allowed – even one fallen tree on a one-way-out only area can cause devastating loss of life -- while some others believing that single-family zoning needs to be eliminated from entire city because of equity considerations (while case-by-case exemptions based on actual studies may be ok).

City also needs to promote NOAH (Naturally Occurring Affordable Housing). E.g.. City had program for small developments (five units or less), that could be resurrected.

Housing in Resource Rich vs. Non-Resource Rich Areas
While appreciate desire for adding housing in areas of opportunity, several members of the group wanted to see housing in areas where people actually live and need housing, even if these are lower-income/resourced areas, for cultural identity, because they have ties in the neighborhoods.

Preservation
Preservation of housing at risk of conversion was key for many people in our group. Need to extend affordability covenants. Developers of these, non-profits need funds. City should tap into infrastructure and other funds available from federal and State governments.

Inclusionary Housing

On-site inclusionary housing building requirement, rather than just paying fee, because that can take many years to develop when we need housing now. Money collected by City also loses value over time. Decisions on how to spend money collected also become political. BMR requirement also needs to be increased.

Group 9 Facilitator – Lauren Pepe

KEY THEMES

- Affordable housing should be built all over Oakland and not just in lower-income neighborhoods
- Affordable housing near transit is key- being next to BART station opens up far more opportunities than being two miles away - but ensure anti-displacement protections are in place for those who already live there
- We need more senior supportive housing, multigenerational housing, workforce housing, ADA compliant housing
- Homegrown solutions such as community land trusts should be seen as real solutions and we should remove barriers to these solutions; some homegrown solutions (such as Homefulness) have run into a lot of issues with the city
- Issue: Affordable housing is built but people who can pay market rate get it
- We must ensure:
    - Affordable housing is not built near pollution sites
    - Housing for the unhoused before anything else
    - Vacant units or land do not sit vacant
    - That affordable housing exists not only now but also in the future so that future generations can remain in Oakland
- We must recognize housing is a human right and not commodity

FULL CONVERSATION ORGANIZED INTO QUESTIONS/TOPICS (WITH CHAT TRANSCIPT INTEGRATED)

Introduction and Housing Issues of Concern

Participant 1, worked in affordable housing, lives in District 7: Create affordable housing all over Oakland and not just areas where the lowest income residents reside. TOD is important (clients take 3 or 4 buses to get downtown) and equitable transit should exist. Other issues of concern: homelessness – everyone should be housed, deeply affordable housing, workforce housing.

Participant 2, works with Unity Council, grew up in deep east Oakland and now works/lives in Fruitvale: Going from two miles away from transit to next to BART is like night and day in terms of access to amenities. Concerned about: homelessness, affordable housing for her staff, ensuring her children will be able to grow up in Oakland (she doesn't want to move to suburbs like her relatives).

Participant 3, third-generation Oaklander: Wants to see Oakland remain diverse, vibrant city and not turn into mini SF. Alarmed by how expensive it's become but believes there is enough room and we need more housing for all income levels. Oakland needs better transit; BART is great if you are next to it but if not, it's like it doesn't exist. Was able to buy housing after thinking she would have to leave; wants to see this opportunity to own in Oakland for her nephew. Was renter whole life and knows how difficult that can be; protections for renters can be improved. Wants to see more investments across the city like the Waverly development program in her neighborhood.

Participant 4, lives near Coliseum and works in Chinatown organizing for low-income immigrants: We need deeply affordable housing and more of it. Affordable housing waitlist practices might be unfair. The growing unhoused community is of great concern. We need more workforce housing (educators, grocery store workers, etc). Lumping all these types of housing together as moderate housing doesn't work because people who can afford to pay more get these units. How do we keep housing currently affordable as affordable and ensure maintenance over time (habitability is big issue in low-income communities)? Concerned about housing sites being near industrial pollution sites or near freeways/off-ramps. Believes that as long as housing is treated as commodity it wont actually be protected. Need to treat it as a human right. Most of flatlands in flood zone is a concern; we aren't doing enough for mitigation. What are we doing about ensuring safe places to shelter in? Resilience hubs must be built near homes especially for unhoused folks. Concerned that a lot of the announcements going out about the Housing Workshops were not multilingual; hopes language interpretation of meeting is being recorded.

Participant 5, lives in Grand Lake. Concerned about affordable housing being equitably distributed (and not just in East Oakland) and located near transportation hubs, grocery stores and offices. She works in accessibility for seniors in East Oakland. It takes so long for them to get anywhere - ensure senior housing is near transit. Also believes we need more middle-income housing.

Participant 6is a mother of four and has done crazy things to maintain housing. She seconds the issues already mentioned. Housing is human right and no one should have to do what she's done. Unhoused neighbors are all around and it's shameful that luxury units are going up while so many units sit vacant. Churches are closing because their parishioners have been displaced. She's showing up to this meeting reluctantly and doesn't think [the Housing Element outreach process] has hope with the quick timeline that has been established.

Where to locate housing?

- Near transit. Areas dense with transit must be dense with housing. Rockridge has blocked density but it's a place where we need higher density housing.
- Create affordable and middle-class housing throughout the city instead of allowing the current segregation to persist.
- Old/unused buildings and parking lots near city hall and maybe OUSD buildings/lots.
- Near parks and green spaces

Issues/Challenges

- Critical to have housing by transit but that causes gentrification. The only folks who are able to remain are in protected housing. Other folks are harassed by landlords until they leave and they lose good housing near transit. Need strong anti-displacement protections and outreach processes.
- In District 6, many large lots were zoned for affordable housing and supposed to be developed but didn't and property owner is absent. Multiple lots like that are creating blight in community. Developers bought them and didn't do anything.
- Support businesses during construction to ensure they remain open.
- Cost of housing (especially with materials prices increasing). Casa Arabella (affordable development) cost $60 million for 92 units.
- Make sure design of new housing matches existing aesthetic of community.
- When places are upzoned the cost of land increases greatly so building new units is hard to afford.
- Unhoused communities have needed to be resourceful; how can those areas where they live allow them to stay and be improved upon? Many of those areas don't seem very safe and near polluting sources, but how can we not continue to displace the displaced?
- The state has to work with other financing options to house the unhoused besides tax credits.

- New development also takes a long time. We've had a lot of community members fight for affordable housing in an otherwise market rate site, and by the time the buildings are open for occupancy those community members have been pushed out and don't get to enjoy the benefits of what they won.

Solutions/Places to Improve

- Take community land trusts seriously. Need more accountability in city departments that are supposed to be supporting residents, such as having enough inspectors who follow through and make reports.

- Need consequences for leaving properties vacant so that there's not unused housing stock.

- We need to embrace community-driven and homegrown solutions, de-commodify housing, and recognize the value of a family having dignity. Homefulness (non-profit) built on vacant sites that they purchased and have run into multiple fines from the City.

- We need a solid inclusionary housing policy.

- Update the impact fee policy.

What types of housing to build?

- Multi-generational or family sized housing

- ADA-compliant housing

- Supportive senior housing

Group 10 Facilitator – Helen Pierson

Introductions

- Participant 1 – part of YIMBY groups, wants to address the general unaffordability of housing in Oakland
- Participant 2 – The city is experiencing a homelessness crisis and should pause development of market rate housing until the crisis is addressed, the city needs housing for teachers, more housing in the hills, and housing for the unhoused is a major priority
- Participant 3 – promoting affordable housing is very important, rockridge resident, house homeless individuals, re-introduce SROs in areas like downtown, 'gentle density'
- Participant 4– pause on market rate housing, housing in Jack london area
- Question on Racial equity impact analysis – will such an analysis be conducted before the sites are chosen?

Housing Location

- Most new higher density housing so far is in the downtown and west Oakland areas, we need more housing in other neighborhoods like north Oakland
- We should have more housing in the Montclair area, and housing above the markets in rockridge
- Higher density housing could work in rockridge near bart but it should be well designed and compatible with the neighborhood
- The hills are not a good candidate for higher density housing because of the fire risk – remember the '91 fire
- Could be more high density housing along san pablo – access to transit (bus service) and shops etc
- Incorporate existing analysis on equity and justice to decide where housing should go – anti-displacement project, which areas are vulnerable to displacement

Challenges

- Fire danger – density limits in fire prone areas
- Nimbys will pose a challenge but smart design guidelines could help win people over to housing in their area
- Walkability and charm are important for new high density housing

Housing Types

- Focus higher density housing along commercial avenues
- End exclusionary zoning to allow four-plexes in single family neighborhoods
- Multifamily housing needed
- Family-friendly housing and housing accessible to working families
- Can the city put policies in place to ensure that existing units don't stay vacant

Report Back

- Incorporating data analysis on equity issues
- Focusing higher density in commercial areas
- Incentivizing low and very low housing
- Pause market rate development until unhoused oaklanders have homes
- Housing for more unhoused individuals and take advantage of vacancies

Group 11 Facilitator – Clare Kucera

- **What are the housing issues you care about in Oakland?**
    - Incorporating climate resilience, affirmatively furthering fair housing, housing equity
    - Concerns about why the City exceeded its RHNA allocation for housing for above moderate income units, but not for lower income groups
    - How can we better incentivize developers create affordable units?
    - Unhoused population
    - Expedited and streamlined system for ADUs, how to reduce costs for property owners who maybe want to add on an ADU

- **What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)***
    - 51st and Broadway vacant parcel – housing affordability
    - DaVita Dialysis Site in Rockridge
    - Rockridge Bart
    - Along transit lines – bus too or just bart?
    - Blighted sites that could be redeveloped or utilized in some way
    - West Oakland can be a much denser area of the city, Mandela Parkway
    - What is built needs to serve lower income levels

- **What do you think some of the issues or challenges will be in these areas?**
    - NIMBY views, no housing no change sentiments
    - Preventing displacement/gentrification

- **What type of housing does Oakland need more of? Where do you think it should go? Why?**
    - Having housing typologies that coincide well community character – for example lofts in the industrial areas of west oakland
    - Dense transit-oriented development, having folks closer to amenities that are accessible by transit

Appendix C: Main Room Chat Transcript

118:04:24 From Iris Starr to Everyone:

What is the agenda for this meeting? When do we get to talk?

18:04:46 From Cathy Leonard to Everyone:

Will the recording be shared with the participants?

18:05:12 From Liana Molina to Everyone:

And the mtg notes? ^^

18:06:28 From *Laura Kaminski to Everyone:

We will post a recording of the meeting on the website

18:06:39 From Cathy Leonard to Everyone:

Thanks Laura.

18:06:56 From *Laura Kaminski to Everyone:

Notes will also be posted on the website

18:07:05 From Liana Molina to Everyone:

Great, thanks!

18:07:05 From Iris Starr to Everyone:

What is the schedule for the update, I.e, what are the milestones and when? Where is this posted and can it be posted here?

18:07:35 From Iris Starr to Everyone:

When do you expect this to go to Planning Commission for approval, and then to Council?

18:08:03 From Naomi Schiff to Everyone:

Sorry I have to leave at 6 pm but please keep me in the mix. How can I provide written comments?

18:08:32 From Liana Molina to Everyone:

Probably good for those translators to share w community members who can't be here?

18:08:46 From Liana Molina to Everyone:

*to take notes

18:09:13 From Iris Starr to Everyone:

Lots of echos

18:09:17 From Hazel O'Neil, D&B to Everyone:

Si necesita traducción en español, envíe un mensaje a Hazel

18:09:31 From Hazel O'Neil, D&B to Everyone:

如需翻译，请留言 Hazel

18:09:48 From Iris Starr to Everyone:

We need interpretation, we don't know who is coming

18:10:41 From *Laura Kaminski to Everyone:

We will go over the high level schedule and update the website with more details as the schedule progresses and as more meeting dates get added.

18:10:53 From Liana Molina to Everyone:

I tried to voice my comment in the comments- about talking tri-lingual notes in English, Spanish, and Cantonese.

18:10:55 From Kelsey Hubbard to Everyone:

interpretation streams can be recorded if the consultant team logs onto them and records on the back end

18:11:09 From *Diana Perez, City of Oakland to Everyone:

The schedule for the General Plan Update will be covered during the presentation. It is also posted on the City's website: https://www.oaklandca.gov/topics/general-plan-update

18:11:12 From Rabi'a Keeble to Everyone:

the power point is not entirely visible and partially cut off, can some fix that? Thanks

18:11:16 From *William Gilchrist to Everyone:

Might be good for anyone not speaking to mute their microphone so we have minimum echo and noise. But remember to restore your microphone when you speak!

18:11:33 From Liana Molina to Everyone:

(Notes in all 3 languages for community members who can't be present.)

18:11:47 From Hazel O'Neil, D&B to Everyone:

One note to all attendants - there is closed captioning available for those who desire it. You can turn on closed captioning by clicking on the "CC" live transcript button at the bottom of your screen and selecting "show subtitles" (or "hide subtitles")

18:13:42 From *Laura Kaminski to Everyone:

We can translate the notes in all 3 languages

18:13:48 From *Laura Kaminski to Everyone:

After the meeting

18:14:26 From Rabi'a Keeble to Everyone:

Please fix the powerpoint, reduce the size so it all fits on the screen

18:14:27 From Kelsey Hubbard to Everyone:

great to hear notes will be translated, the meeting should also be recorded in the various languages as well. this is possible with zoom.

18:14:33 From Iris Starr to Everyone:

The schedule does not provide adequate public involvement! “a draft must be submitted to the California Department of Housing and Community Development by June 2022” The public has no additional time to opine, except at the Planning Commission and City Council where the decisions are already made.

18:15:03 From Naomi Schiff to Everyone:

Will all be on Thursdays? Need to schedule in advance. . .

18:16:26 From Iris Starr to Everyone:

Naomi: Ha ha “all”

18:16:42 From Hazel O'Neil, D&B to Everyone:

Https://bit.ly/oaksites

18:17:30 From Randy O'Connor to Everyone:

A need to act on housing, to provide more, and overcome the various hurdles that always prevent it from happening.

18:17:51 From Iris Starr to Everyone:

I’m here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.

18:17:53 From Robin Walker to Everyone:

I retired from affordable housing. Over 25 years of experience.

18:18:06 From Tiffany Rose Lacsado to Everyone:

Member of the Deeply Rooted Collaborative - The Unity Council

18:18:10 From Phoenix Armenta to Everyone:

I want to see Oakland develop a housing first model, where housing the unhoused in the #1 priority and everything else is deprioritized until we have everyone housed.

18:18:29 From Naomi Schiff to Everyone:

Pretty awkward managing to listen to y'all and try to type into a survey simultaneously.

18:18:31 From Liana Molina to Everyone:

I'm here to advocate for more low and extremely low income housing in oakland as one part of the solution to the housing and homelessness crisis in our city.

18:18:51 From Janelle Orsi to Everyone:

Curious if the city departments are able to engage with community members that are outside of their general sphere.

18:19:19 From Stuart Flashman to Everyone:

I am concerned about equitable housing and other elements. (I am a land use attorney)

18:19:23 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We need more ELI housing in Oakland. We also need to have reasonable placement of occupants

18:19:30 From Phyllis Horneman to Everyone:

I am here as a small housing provider-a grand name for people who have an ADU. I am here because what we have been doing for affordable housing just isn't working.

18:19:44 From Karla Guerra to Everyone:

Karla Guerra, Policy & Advocacy Manager at The Unity Council. Advocate for affordable housing & housing access.

18:19:57 From Stuart Flashman to Everyone:

BTW, Menti doesn't appear to be working.

18:20:00 From Phyllis Horneman to Everyone:

Longfellow

18:20:01 From Allison Bakke to Everyone:

Waverly

18:20:01 From Stuart Flashman to Everyone:

Rockridge

18:20:05 From Karla Guerra to Everyone:

Work in Fruitvale

18:20:07 From Paula Martin to Everyone:

D7

18:20:12 From Christopher Buckley to Everyone:

Clinton

18:20:12 From Phoenix Armenta to Everyone:

Clinton

18:20:12 From Joshua Hawn to Everyone:

I live in Alameda (should be Oakland)

18:20:14 From Rabi'a Keeble to Everyone:

I am in the Chinatown zip code or JL

18:20:17 From Cathy Leonard to Everyone:

Santa Fe

18:20:18 From madlynn johnson to Everyone:

member East Bay Housing Organizarion

18:20:18 From Iris Starr to Everyone:

I work in east oakland

18:20:19 From Irma Bodden to Everyone:

Concord

18:20:21 From Chia Hamilton to Everyone:

north oakland

18:20:24 From Stuart Flashman to Everyone:

Diversity

18:20:26 From Allison Bakke to Everyone:

People, culture.

18:20:26 From Liana Molina to Everyone:

I'm in D7/ deep east

18:20:29 From Jamaica Sowell to Everyone:

EO

18:20:29 From Karla Guerra to Everyone:

Love the community

18:20:30 From Janelle Orsi to Everyone:

diversity

18:20:33 From Chia Hamilton to Everyone:

diversity

18:20:36 From Rabi'a Keeble to Everyone:

A reduction of noise, response from the police be reasonable

18:20:37 From Karla Guerra to Everyone:

Sanctuary city

18:20:42 From Iris Starr to Everyone:

Are you going to ask we do not like, regarding housing???

18:20:43 From Phoenix Armenta to Everyone:

Definitely the people, the culture

18:20:57 From madlynn johnson to Everyone:

Live in Bancroft Senior Housing

18:20:57 From Naomi Schiff to Everyone:

Pretty hard to do creative writing and listen to you at the same time.

18:21:14 From Chia Hamilton to Everyone:

walkability

18:21:29 From Liana Molina to Everyone:

I love our natural landscape- the redwoods!

18:21:33 From Jeffrey Levin to Everyone:

Jeff Levin with East Bay Housing Organizations. Want to see a housing element that affirmatively furthers fair housing and improves on the City's past ratio of only 1 affordable unit for every 9 market rate units.

18:21:36 From Cathy Leonard to Everyone:

I used to love my neighborhood until it became crowded with traffic and unfriendly neighbors.

18:21:50 From Reisa Jaffe to Everyone:

Please put a link to the website where we sign up to get on the mailing list for notifications of future meetings in the chat.

18:22:09 From Stuart Flashman to Everyone:

My browser says menti's server has stopped responding

18:22:13 From madlynn johnson to Everyone:

Have family here

18:22:17 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Sign up link - https://www.oaklandca.gov/topics/general-plan-update

18:22:17 From Naomi Schiff to Everyone:

Please provide a way to send in comments.

18:22:19 From *Khalilha Haynes, City of Oakland to Everyone:

Here is a link to the website, where you may sign up for updates: https://www.oaklandca.gov/topics/general-plan-update

18:22:29 From Liana Molina to Everyone:

Love Oakland's legacy of resistance to injustice

18:22:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send in your comments to generalplan@oaklandca.gov

18:22:53 From Naomi Schiff to Everyone:

Thank you! Will that go to the housing people?

18:23:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The comments will come to staff working on the General Plan Update

18:23:43 From Stuart Flashman to Everyone:

It's shameful how low moderate income housing was!

18:23:58 From Ann Harvey to Everyone:

Does Oakland's extremely low and low income and moderate income allocation increase to add what we were short during the last period?

18:24:00 From Chris Norman to Everyone:

Why did we not meet the low, very low, and extremely low goals?

18:24:04 From Chris Norman to Everyone:

Would love an explanation

18:24:14 From Brandon Harami to Everyone:

Not enough funding

18:24:19 From Christopher Buckley to Everyone:

I'm here to advocate adaptive reuse of older buildings, especially historic buildings for affordable housing, including use of the California Historical Building Code, which can significantly reduce rehabilitation costs. and therefore help promote affordability.

18:24:36 From Phoenix Armenta to Everyone:

Given that we have an abundance of Above Moderate Income Units, Does it make sense that we create a policy to limit Market Rate Development until the other buckets can catch up?

18:24:37 From Cathy Leonard to Everyone:

Unbelievable that most of the housing was for the well to do.

18:24:39 From Naomi Schiff to Everyone:

Photo shows market rate housing at Broadway/Grand.

18:24:55 From Cathy Leonard to Everyone:

Remember, Oakland was traditionally a blue collar town and affordable.

18:25:14 From Naomi Schiff to Everyone:

Let's not destroy naturally affordable housing as we build expensive housing.

18:25:30 From Stuart Flashman to Everyone:

Market rate is the only kind thast doesn't need a subsidy. There's not the public money to provide subsidies.

18:25:31 From Iris Starr to Everyone:

The City creates barriers to affordable housing, especially housing developed by the people who know what they need.

18:25:45 From Reisa Jaffe to Everyone:

We need social housing! We need Oakland to be a place that's affordable for people making minimum wage.

18:25:53 From Chia Hamilton to Everyone:

cathy, thinking that was following jerry brown's plan. don't recall him talking about housing all groups. I could be rong, though

18:26:07 From Joshua Hawn to Everyone:

We shouldn't rely on property owners, in my opinion.

18:26:28 From Tuan Ngo to Everyone:

We need responsible and accountable housing with performance metrics.

18:26:30 From Iris Starr to Everyone:

NO HOUSING SPECULATION

18:26:45 From Reisa Jaffe to Everyone:

Iris agree with tha.

18:26:53 From Cathy Leonard to Everyone:

@Chia, Jerry Brown was only concerned about market rate housing. That's one reason I did not vote for him.

18:27:09 From Stuart Flashman to Everyone:

Need to bump up the vacant property tax

18:27:12 From *Alison Moore, D&B to Waiting Room Participants:

https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml

18:27:24 From Joshua Hawn to Everyone:

Re: speculation. Land value tax fixes this.

18:27:25 From Hazel O'Neil, D&B to Everyone:

https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml

18:28:00 From Rabi'a Keeble to Everyone:

I think that affordable housing is being built without regard to pollution and other hazards. Ask me.

18:28:25 From Iris Starr to Everyone:

Proximity to pollution…. So where is the environmental justice element?? Why is it separate?

18:28:46 From Jeffrey Levin to Everyone:

How about a map that shows the percentage White by census tract. That would be far more revealing

18:29:05 From Tuan Ngo to Everyone:

The state rent cap legislation (AB1482) has a definition of outside, speculative real estate investors. Protect local residents and target speculators using the legal definition of outside speculators in AB1482.

18:29:06 From Iris Starr to Everyone:

Yes @jefflevin

18:29:31 From Chris Norman to Everyone:

I agree with @jeff Levin. Would love to see that at your next session.

18:29:42 From PATRICIA TOSCANO to Everyone:

City of Oakland employees and Oakland school teachers can not afford a home where they work. Instead we are pushed out and not given the opportunity to be a vital part of the community where we work.

18:29:48 From Iris Starr to Everyone:

Housing concentration type…well, look at the hills

18:29:49 From Joshua Hawn to Everyone:

Close I-880 between Adeline and San Lorenzo.

18:30:20 From Iris Starr to Everyone:

BAN LAND SPECULATION

18:30:36 From Joshua Hawn to Everyone:

Tax Land (speculation)

18:30:36 From Cathy Leonard to Everyone:

Public Land for Oaklanders, not developers.

18:30:36 From Naomi Schiff to Everyone:

Too bad not much affordable going on at Oak Knoll.

18:30:37 From Reisa Jaffe to Everyone:

The definition of affordable has been stretched such that the result is still inequity. That's why we need social housing.

18:30:39 From Kelsey Hubbard to Everyone:

anti-eviction mapping project recently released this. https://www.pmpress.org/index.php?l=product_detail&p=1140

18:30:42 From Kelsey Hubbard to Everyone:

worth checking out

18:30:53 From Joshua Hawn to Everyone:

+1 to social housing

18:30:56 From Bobbi Lopez to Everyone:

@ Iris, yes!! Speculation is the issue.

18:30:59 From Cathy Leonard to Everyone:

Yes Reisa.

18:31:07 From Naomi Schiff to Everyone:

Note historic house at lower right.

18:31:17 From Bobbi Lopez to Everyone:

And +1 Reisa

18:31:19 From Cathy Leonard to Everyone:

Affordable housing is unaffordable.

18:31:22 From Renata Robles to Everyone:

LOL "historic"

18:31:46 From Tuan Ngo to Everyone:

Equity Study to make to ensure just and responsible housing.

18:31:49 From Joshua Hawn to Everyone:

Historic means “typical craftsman bungalow” apparently

18:32:12 From Phoenix Armenta to Everyone:

I would like to know what this process can actually do. Are we setting new policy? Is this Housing Element a must do or a suggestion to elected as to how to proceed? Where does this fall in the City power structure?

18:32:18 From Cathy Leonard to Everyone:

Oakland needs DEEPLY affordable housing. Let's be real.

18:32:22 From Jeffrey Levin to Everyone:

No reuse of existing residential without 1 for 1 replacement of all affordable housing units that are removed

18:32:43 From Iris Starr to Everyone:

Abolish planning and building regulations that are not strictly about Safety as we eliminate land grabs

18:32:45 From Renata Robles to Everyone:

@Tuan - check out AFFH guidelines, which are intended to address equity and segregation issues through the Housing Element

18:32:57 From Joshua Hawn to Everyone:

@ Phoenix, this is a process required by State Law

18:33:11 From Jeffrey Levin to Everyone:

The State considers the Housing Element to be a contract with the City about what it WILL do.

18:33:17 From Renata Robles to Everyone:

@Jeffrey - State law (SB330) requires "no net loss provisions" to replace any units demolished

18:33:22 From Naomi Schiff to Everyone:

What will the link be to reach the location map?

18:33:26 From Tuan Ngo to Everyone:

Thanks Renata.

18:33:32 From Bobbi Lopez to Everyone:

Yes @Cathy, this Mayor has only prioritized market rate housing which is why Oakland met it's goal by 174% for market rate, but only 26% of what it was supposed to build for low income. It has not been a policy priority for her.

18:33:34 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will publish the map online tomorrow

18:33:46 From Jeffrey Levin to Everyone:

+1 Renata Robles

18:33:51 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

it will be available on the General Plan Update website tomorrow

18:33:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/general-plan-update

18:34:04 From Joshua Hawn to Everyone:

When can we annex Alameda?

18:34:09 From Randy O'Connor to Everyone:

This looks great, excited to engage with it.

18:34:23 From Cathy Leonard to Everyone:

Joshua, and Piedmont, ha.

18:34:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We are also noting down the questions and will respond in an FAQ

18:34:36 From Joshua Hawn to Everyone:

Yep Can't forget about annexing Piedmont.

18:34:39 From Chia Hamilton to Everyone:

please enlrge the slides

18:34:42 From Zac Bowling to Everyone:

I agree with @josh hawn. Please annex alameda and Piedmont

18:34:53 From Naomi Schiff to Everyone:

DOSP is not released/approved?

18:34:57 From Iris Starr to Everyone:

We should be tracking the "small" project list and doing all we can to get those developed. Eliminate City permit blocks

18:35:16 From Joshua Hawn to Everyone:

I hope staff will be taking a serious look at likelihood of redevelopment in the next 8 years

18:35:31 From Renata Robles to Everyone:

@Bobbi - the Housing Element is an opportunity to create new standards/requirements for development to promote more affordable housing. This is usually done through the "programs" included, which are the implementation measures that align with the document's goals.

18:35:31 From Randy O'Connor to Everyone:

Can we see locations other users tag or only locations you tag?

18:35:35 From Kelsey Hubbard to Everyone:

10 days does not seem like enough to authentically gather this input

18:35:39 From Kelsey Hubbard to Everyone:

seems performative

18:35:41 From Tiffany Rose Lacsado to Everyone:

Why only 10 days?

18:35:46 From Zac Bowling to Everyone:

Should Howard terminal be a given on this tool?

18:35:52 From Iris Starr to Everyone:

Who knows where libby lives? Let’s drop a pin for a high rise there

18:35:53 From Cathy Leonard to Everyone:

Will public lands be considered for deeply affordable housing?

18:35:58 From Jeffrey Levin to Everyone:

1 very low or low income unit produced for every 9 above moderate income unit. Makes no sense in a City where half the population (and much more than half of all renters) are very low or low income.

18:36:12 From Alex Schafran to Everyone:

I will echo the fact that ten days is not even close to enough

18:36:13 From Renata Robles to Everyone:

@Joshua - the state has been very seriously analyzing other jurisdiction's submissions to make sure the proposed opportunity sites are not fillers that won't be redeveloped in the planning period

18:36:17 From Iris Starr to Everyone:

Yes, @jeffreylevin

18:36:24 From Zac Bowling to Everyone:

Can we fill the estuary and add housing there?

18:36:41 From Joshua Hawn to Everyone:

Excelent idea, Zac. Make Alameda a peninsula again.

18:36:48 From Preeti S to Everyone:

Yes, 10 days seems VERY short. This is a lot for anyone to comb through.

18:36:56 From Stuart Flashman to Everyone:

Will everyone who signed up for this get an email with a link to the map?

18:37:16 From Cathy Leonard to Everyone:

If you really want community input, the 10 day deadline should be extended.

18:37:19 From Kelsey Hubbard to Everyone:

what about vacant building sites?

18:37:26 From Kelsey Hubbard to Everyone:

can we add a layer on the map of city owned sites?

18:37:37 From Joanna Winter, City of Oakland to Everyone:

@Naomi The DOSP (Downtown Oakland Specific Plan)'s implementing zoning amendments have been underway for the past year+, and will be released soon for public review. An update will be out about it next week.

18:37:38 From Zac Bowling to Everyone:

Does the city have a list of opportunities sites they are considering yet?

18:37:47 From Chia Hamilton to Everyone:

What about sites with buildings that have been empty for years & years & years?

18:37:59 From Iris Starr to Everyone:

Can we use the 1 billion in infrastructure money and the ballpark site for housing? Why or why not, if we are serious about housing

18:38:00 From Joshua Hawn to Everyone:

Reisa, look out for a new bill coming soon from Asm. Alex Lee

18:38:00 From Renata Robles to Everyone:

The Housing Element is an unfunded mandate form the state for the city to plan for housing without any funding or support for implementation or subsidy to develop meaningfully affordable housing

18:38:04 From Stuart Flashman to Everyone:

could someone define social housing?

18:38:20 From Bobbi Lopez to Everyone:

@Renata, of course. One thing the City administration could do is actually implement the public lands policy passed by the city council back in 2018. Making public lands available for affordable housing development/social housing would have made a difference the last four years…

18:38:26 From gina bugiada to Everyone:

Will you define “social housing” so we can all be on the same page?

18:38:28 From Iris Starr to Everyone:

@renata, right!

18:38:40 From Naomi Schiff to Everyone:

We should review the requirements for density bonuses and raise the number of units required for expanding buildings greatly.

18:38:41 From Reisa Jaffe to Everyone:

Policy - no more market rate housing to be built while we have people sleeping on the streets

18:38:42 From Ronnie Spitzer to Everyone:

10 days is too short for community input

18:38:52 From Tuan Ngo to Everyone:

Yes, please define social housing. Public Housing Projects haven't been responsible our effective.

18:38:55 From Liana Molina to Everyone:

My question wasn't really clarified: are you seeking sites for the construction of new development?

18:39:17 From Jamaica Sowell to Everyone:

@Reisa +1

18:39:22 From Iris Starr to Everyone:

Yes, @reisa! No more market until we house our people

18:39:23 From Leonora Sea to Everyone:

It won't be possible to reach everyone who would want to provide input in only 10 days.

18:39:26 From Naomi Schiff to Everyone:

Are you including adaptive reuse projects for older buildings that could be converted for housing?

18:39:54 From Renata Robles to Everyone:

@Liana - opportunity sites are locations likely to be redeveloped for housing in the next 8 years. These do not need to be vacant sites, but it's easier to justify to the state if they are vacant. Identifying a property as an opportunity site is not a mandate to be redeveloped.

18:39:58 From Naomi Schiff to Everyone:

Include the City Hall parking lot that was closed, on Clay Street, as a site for aff. housing.

18:40:06 From Bobbi Lopez to Everyone:

Doesn't the city have a list of surplus sites?

18:40:07 From Jeffrey Levin to Everyone:

It feels like you are asking us to advance solutions before we have had a discussion about the structural and systemic roots of the problem

18:40:12 From Iris Starr to Everyone:

Maybe Loren's house in addition to Libby's

18:40:36 From Jamaica Sowell to Everyone:

@Jeffrey +1 yes!

18:40:46 From Tuan Ngo to Everyone:

More housing around public transportation.

18:40:49 From Iris Starr to Everyone:

@Jeffrey +1

18:40:52 From Jack Nagle to Everyone:

For RHNA, can City count long-term extension of affordability covenants on units whose affordability is expiring soon? Maintaining such long-term affordability might be an effective strategy.

18:40:52 From Bobbi Lopez to Everyone:

@Jeffrey +2!! 👏🏾

18:40:54 From Renata Robles to Everyone:

Context is also important as likelihood for redevelopment is dependent on project feasibility for a developer to propose housing

18:41:12 From Phoenix Armenta to Everyone:

Where can we access the previous Housing Element should we want to read it?

18:41:23 From Iris Starr to Everyone:

We are in the weeds, we are all taking the bait

18:41:23 From Naomi Schiff to Everyone:

Are you going to include in the map sites with historic status, including adaptive reuse possibilities?

18:41:33 From Renata Robles to Everyone:

Previous housing element: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element

18:41:40 From Rabi'a Keeble to Everyone:

When looking at sites the city should include church properties where churches are willing to use their property to build affordable housing

18:41:42 From Preeti S to Everyone:

Shouldn't the city already have a list of surplus sites?

18:41:43 From Jeffrey Levin to Everyone:

@Jack Nagle - while the housing element has to address preservation of existing affordable housing, that does not count toward the RHNA, which needs to be a net increase in housing

18:41:50 From Stuart Flashman to Everyone:

Land cost is a major constraint on where affordable housing can go.

18:42:02 From Renata Robles to Everyone:

Land cost as well as parcel size!

18:42:05 From Randy O'Connor to Everyone:

+1 to Zac!

18:42:06 From Tiffany Rose Lacsado to Everyone:

Who do we talk to if we need tech support with the maps

18:42:46 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

You can email generalplan@oaklandca.gov and we can help you with it

18:43:08 From *Diana Perez, City of Oakland to Everyone:

The 2015-2023 Housing Element (the most recently adopted Housing Element) is available online: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element

18:43:13 From Janelle Orsi to Everyone:

I’m disappointed the City scheduled the next workshop for Feb 17, but it appears the City hasn’t yet emailed people on the update list? That’s short notice. It makes it hard for

people to show up and give input. It sounds like a lot of people here will have good input on the Housing Programs. I hope folks show up: https://www.oaklandca.gov/events/general-plan-update-housing-workshop-2

18:43:14 From Kelsey Hubbard to Everyone:

shouldn't the initial assessment be done by the consultant team? the starting place should have been capacity building so that the community can understand what a housing element is

18:43:20 From Naomi Schiff to Everyone:

Can you provide a list of attendees at this meeting?

18:43:33 From *Audrey Lieberworth, City of Oakland to Everyone:

@Preeti - yes, we have a list of surplus sites owned by the City of Oakland, the State, Alameda County, Oakland Unified School District, and other local agencies

18:43:35 From Stuart Flashman to Everyone:

Look at urban land trusts as an option for affordability.

18:43:39 From Jeffrey Levin to Everyone:

Is the City seriously considering rezoning single family and low density areas in high opportunity neighborhoods?

18:43:46 From Sid Kapur to Everyone:

+1 to Jeffrey's question

18:43:54 From Preeti S to Everyone:

Thanks for clarifying @Audrey

18:43:55 From Chris Norman to Everyone:

I didn't realize the purpose of today's meeting was to discuss potential sites - it would be great to post a list of meeting objectives for all future meetings so we can decide when to attend.

18:43:56 From Iris Starr to Everyone:

This is so frustrating! Asking us to review a done deal of the sites. How have they been chosen? Environmental Justice criteria? Safety?

18:44:10 From Naomi Schiff to Everyone:

Who is picking these sites?

18:44:13 From Preeti S to Everyone:

+1 to Chris for meeting agenda

18:44:17 From christina Beach to Everyone:

How is " affordable" housing defined? What is the maximum income level to be considered affordable?

18:44:19 From Phyllis Horneman to Everyone:

I am sorry but I am going to have to leave the planning session for 45 minutes or so.

18:44:22 From PATRICIA TOSCANO to Everyone:

What exactly is considered affordable housing? To live comfortably afford a one bedroom in Oakland you need to have least an annual income of $77,360 at least $37.19 per hour according to NLIHC. Where does that leave families, teachers and low earning city of Oakland workers

18:44:31 From Renata Robles to Everyone:

Can staff please update the HEU website to have more meaningful information? The "events" page doesn't show any of these workshops, including the one we are in currently. The timeline is vague.

18:44:33 From *Laura Kaminski to Everyone:

These are just initial sites, we are seeking feedback for additional sites.

18:44:42 From Iris Starr to Everyone:

@chris + 1, no agents are posted, just meeting dates

18:44:51 From Kelsey Hubbard to Everyone:

exactly!!!! this question speaks to the need for capacity building. the consultant team is moving way too fast and doing performative engagement

18:45:05 From Tiffany Rose Lacsado to Everyone:

So basically if there are vacant blighted sites in our neighborhoods with absent property owners we can add those to the list for your consideration?

18:45:08 From Kelsey Hubbard to Everyone:

this is a check the box meeting

18:45:18 From Renata Robles to Everyone:

Cities must review every project for conformance with the Housing Element and General Plan. The GP is the constitution for the City and can actually enact change!! Stay involved.

18:45:25 From Naomi Schiff to Everyone:

The question is, how will you incorporate the feedback?

18:45:44 From Rabi'a Keeble to Everyone:

@Naomi....good point

18:45:44 From Tiffany Rose Lacsado to Everyone:

Can we also add OUSD vacant (and blighted) public lands?

18:45:46 From Iris Starr to Everyone:

@kelsey Hubbard + 1,000,000 check the box.

18:46:13 From Renata Robles to Everyone:

@Tiffany - if you or anyone wants to get into the weeds on what makes a good opportunity site, the state has specific guidelines https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

18:46:13 From Reisa Jaffe to Everyone:

+1 to Naomi's question

18:46:16 From Tuan Ngo to Everyone:

How does Oakland plan to protect minority owned properties and keep black homes in black hands?

18:46:45 From Robin Walker to Everyone:

Howard Terminal's affordable housing proposal is not in compliance. No deeply affordable. 50%,80% and 120% only.

18:47:03 From Kelsey Hubbard to Everyone:

I propose allowing more time for public comment rather than 40 minutes of break out group discussions..... there is nothing to talk about at this point. we need to understand more about the HE and what it does

18:47:21 From Naomi Schiff to Everyone:

That's a good suggestion Kelsey.

18:47:31 From Joshua Hawn to Everyone:

By "deeply affordable" do you mean "extremely low income"? (Less than 30% of Area median income?)

18:47:31 From Phoenix Armenta to Everyone:

Can we include in this Housing Element a plan for returning displaced Oakland residents back to Oakland?

18:47:31 From Jeffrey Levin to Everyone:

How is the City planning to meet the "no net loss" requirement? If you build market rate housing on sites listed as available for affordable housing, you will have to identify additional affordable housing sites. Are you planning to identify more than the bare minimum to meet RHNA?

18:47:33 From christina Beach to Everyone:

How did Oakland meet the standards determined in the last General Plan? How do we hold policy makers responsible for implementing the plan? where is the accountability?

18:47:47 From Leonora Sea to Everyone:

+1 to Kelsey Hubbard's most recent comment.

18:47:48 From Preeti S to Everyone:

+1 @Kelsey

We need more in-depth background information. This feels a little thin...

18:47:55 From Renata Robles to Everyone:

The City needs to submit their HE to the state for review. Bay Area jurisdictions need to have their HE's certified by the state by Jan 31 2023. Sounds far away but the state has given guidance that they need 180 days for review.

18:48:01 From Iris Starr to Everyone:

We are doing this because we must, so we are just going to rehash what we have. Couldn't provide the housing last time, policy was insufficient and discriminated against poor people, the politicians just look the other way.

18:48:10 From Christine Hernandez to Everyone:

+1 @Kelsey

18:48:36 From Naomi Schiff to Everyone:

I have to leave. Please advocate for affordable housing.

18:48:43 From Reisa Jaffe to Everyone:

+2 to Kelsey's suggestion

18:48:45 From Iris Starr to Everyone:

What will happen with the "notes"?

18:48:53 From Hazel O'Neil, D&B to Everyone:

1. What are the housing issues you care about in Oakland?

2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)

3. What do you think some of the issues or challenges will be in these areas?

4. What type of housing does Oakland need more of? Where do you think it should go? Why?

18:48:55 From Kelsey Hubbard to Everyone:

can we not move to breakout rooms and add more time to public comment?????

18:49:08 From Cathy Leonard to Everyone:

Can you post the Chat on the website?

18:49:14 From Kelsey Hubbard to Everyone:

40 minutes of breakout rooms is wasting time, we don't know what we need to talk about. we need more information on the HE

18:49:18 From Jamaica Sowell to Everyone:

^^yes

18:49:18 From Tiffany Rose Lacsado to Everyone:

@renata Thank you! I need the Cliff Notes version 😊

18:49:29 From Phyllis Horneman to Everyone:

Be back somewhat later.

18:49:35 From Jamaica Sowell to Everyone:

@Kelsey +1

18:50:10 From Renata Robles to Everyone:

I got you Tiffany - here's the Cliff Notes: https://lafayette.granicus.com/MetaViewer.php?view_id=&clip_id=5918&meta_id=146586

18:56:24 From Caleb M to Everyone:

No mic

18:56:42 From Caleb M to Everyone:

But I will write. Skip me for now

18:57:34 From Caleb M to Everyone:

Ensure we go large with our efforts and actions in addressing the housing crisis

19:00:25 From Liana Molina to Everyone:

To elaborate on your questions re: the hills, to meet our RHNA goals, Market Rate housing should be zoned into areas that are affluent and high resource areas as to not further gentrify the flatlands

19:01:15 From Sid Kapur to Everyone:

College Ave in Rockridge would be a great place for midrise housing

19:01:25 From Sid Kapur to Everyone:

and upper Broadway and Piedmont Ave

19:03:07 From Phoenix Armenta to Everyone:

The Dimond and Laurel District??\

19:03:19 From Phoenix Armenta to Everyone:

NIMBY's

19:10:16 From Sid Kapur to Everyone:

Neighborhoods identified as high opportunity and undergoing exclusion in the TCAC/gentrification maps could be a great place to focus on. As well as neighborhoods close to BART or high-frequency bus lines

19:18:52 From Liana Molina to Everyone:

My name is liana Molina, you can reach me at oaklandbafca@gmail.com or 510-593-3633

19:19:11 From Liana Molina to Everyone:

I had questions about the relationship between the housing element and the general plan update

19:23:57 From *Helen Pierson, D&B to Everyone:

FYI a summary of the topics addressed at the next three workshops:

- Workshop 2 on the 17th will cover needs/housing trends in Oakland, and people's ideas
- Workshop 3 will focus on anti-displacement and tenant protections.
- Workshop 4 will be when we ask the public to weigh in on the full draft Housing Element

19:28:20 From *Helen Pierson, D&B to Everyone:

And a bit more information on community outreach: stakeholder meetings, and then theres lots of pop up outreach conducted by community partners, an equity working group, community hub events, visioning workshops, town halls, survey - these events and opportunities will cover both the housing element and the GP update.

19:29:25 From Liana Molina to Everyone:

Another question I have is whether we are relying entirely upon private and non profit entities for the production and preservation of affordable / below market rate housing? What resources is the city able to leverage with regard to maximizing production, preservation and protection of BMR units?



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