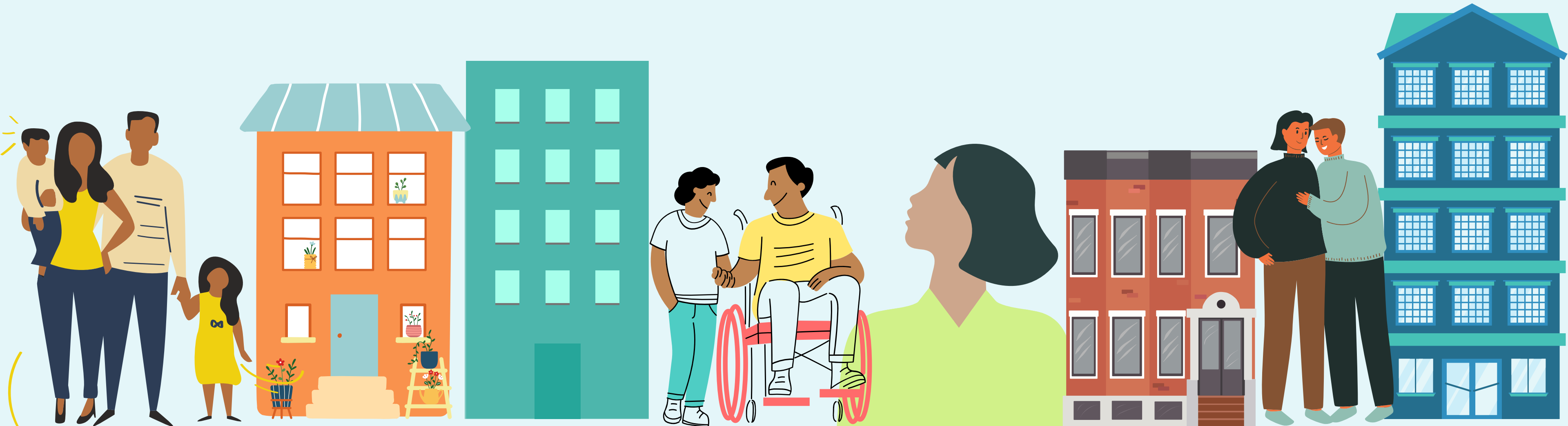




City of
Oakland

HCD Summary of 2023 - 2031 Housing Element Community Engagement Feedback

November 2021 - April 2022



Key Themes Discussed



**Protect Oakland
Residents from
Displacement
& Prevent
Homelessness**



**Preserve &
Improve Existing
Housing Stock**



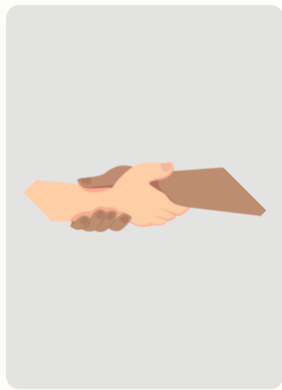
**Expand
Affordable
Housing
Opportunities**



**Address
Homelessness &
Expand Resources
for the Unhoused**



**Promote
Neighborhood
Stability and
Health**



Protect Oakland Residents from Displacement & Prevent Homelessness

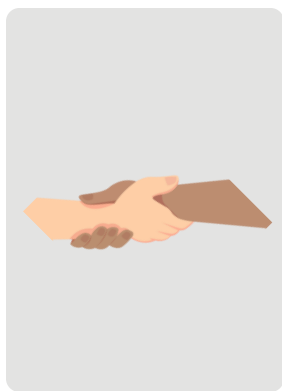
**"Oakland remains a Cultural Center:
Families with roots in Oakland have
been displaced but continue to come to
Oakland to be with community – it is
still their cultural center."**

Issues

- Families losing home during foreclosure & predatory loan crisis
- Corporate speculation
- Corporations sitting on vacant land
- Evictions happen too often
- Black residents and culture are being pushed out
- Small businesses pushed out

Solutions

- Preference policy for displaced people in new affordable housing applications
- Fund community land trusts and other co-ownership opportunities
- Protection from predatory lending
- Hire local artists for public space beautification



Preserve & Improve Existing Housing Stock

Issues

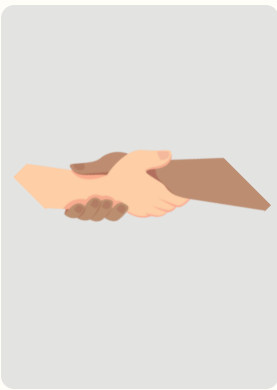
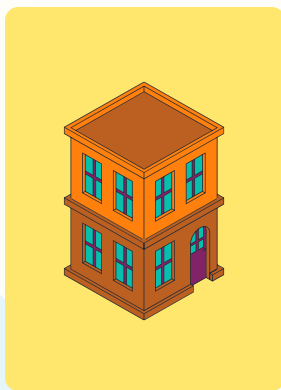
- Landlords do not maintain properties adequately
- Overcrowding in households
- Mold, lead, water leaks, poor ventilation
- Old buildings unkept
- Owners cannot afford upkeep
- Appliances do not work

Solutions

- Proactive inspection system
- City to provide financial support to homeowners
- Implement accessible design standards for all homes
- Tax credits/programs to help homeowners improve air ventilation
- Improved enforcement for mold clean-up

"Overcrowding [increased] during the pandemic after people lost their jobs and got displaced."

"Owners shared that they... can't afford home repairs and need support."



Expand Affordable Housing Opportunities

“Rent is too high. I pay \$3,000 per month for a small 3-bedroom house. My husband's job reduced his hours and our CalFresh support was also reduced. All my money goes to rent”

Issues

- Not enough Section 8 vouchers
- Rents continue to increase while wages do not
- Seniors cannot afford housing
- Owners: high property taxes and water bills
- Families cannot afford housing
- Specific plans spur gentrification
- Lack of rental assistance
- Funds from impact fees do not reach community

Solutions

- Build more deeply affordable housing
- Impact fees & inclusionary zoning
- First-time homebuyer support
- ADU expansion & support
- Affordable by design housing
- Fund preservation efforts & support limited equity housing cooperatives (LEHCs)
- Shift funds from Police Dept.
- Treat housing as a human right



Address Homelessness & Expand Resources for the Unhoused

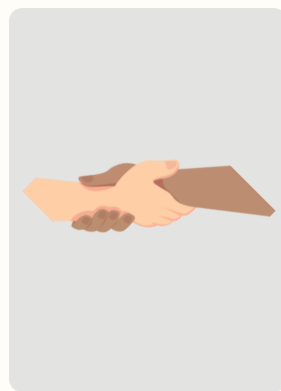
Issues

- City is destroying encampments
- No access to hygiene and shelter
- Property of unsheltered residents (tents, etc.) are often destroyed
- City forces unhoused to leave
- People living in cars
- No financial assistance for food, rent, etc.

Solutions

- Spread resources across the City
- Access to bathrooms and showers
- Job training
- Healthcare & supportive services
- Use public lands for temporary housing
- Pause encampment management policy for ethics review
- Restructure City's encampment management policy

"Brother is homeless, no one [I] grew up with in Oakland still lives here."



Promote Neighborhood Stability & Health

"I live near pollution, noise in Chinatown, near pollution from the Port. A lot of affordable housing is built in areas near freeways and pollution... We don't need more market rate housing, we need extremely low housing."

Issues

- Residents live in polluted areas and are at-risk of health concerns
- Climate change (via sea level rise & fires) threaten our communities
- Oakland surpassed market rate production goals but not low- or moderate-income goals
- Focusing on production in high-opportunity areas alone does not curb displacement

Solutions

- Build housing in both gentrifying/at-risk AND high-opportunity places
- **Ensure City-owned land is used for 100% affordable housing**
- **Create a new neighborhood planning council system**
- **Directly tie new City revenue to AH (e.g. transfer tax increases)**
- Consider EJ & climate challenges

Recommendations

- Structure housing action plan by the thematic areas raised through public engagement
- Discuss how HCD & Planning already respond to the issues and solutions raised through current policies & programs
- Identify gaps in City response that must be considered to address community concerns
- Ensure actions and recommendations in the HAP are legally permissible and aligned with existing City policy (per Deeply Rooted)
 - for example, the PATH program should not be the focus in the homeless support section

References

All information is derived from sources on the City of Oakland's [2045 General Plan Community Events & Public Hearings page](#)

Feedback includes notes from summaries of the following events:

- Community Pop-Ups (12 events)
 - Technical Advisory Meetings
 - Housing Element Workshops 1, 2, and 3
 - General Plan Public Workshop 1
 - Housing and Environmental Justice Grounding Workshops 1 and 2
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