

Oakland 2045 Housing Element Workshop #2

Housing Programs
and Inclusive
Neighborhoods



OAKLAND2045
GENERAL PLAN

17 February 2022

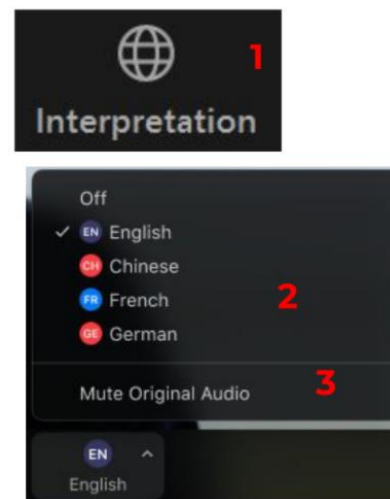
INTERPRETATION

1. In your meeting/webinar controls, click Interpretation.
2. Select the language that you would like to hear: English.

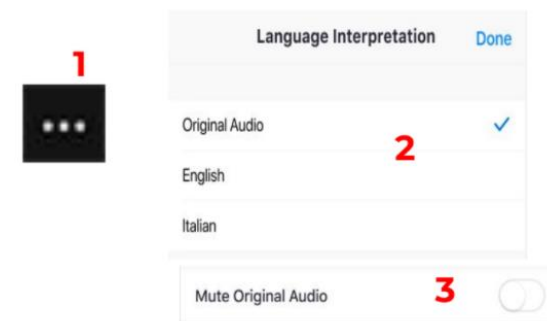
1. En los controles de la reunión o el seminario web, haga clic en Interpretación.
2. Haga clic en el idioma que desee escuchar: español (Spanish).
3. (Opcional) Para escuchar solo el idioma interpretado, haga clic en Silenciar audio original.

1. 在會議/網路研討會控制項中,按一下口譯。
2. 按一下您想要聽的語言:中文 (Chinese)。
3. (非必要步驟) 若只想聽口譯內容, 請按一下關閉原始音頻。

Windows | macOS

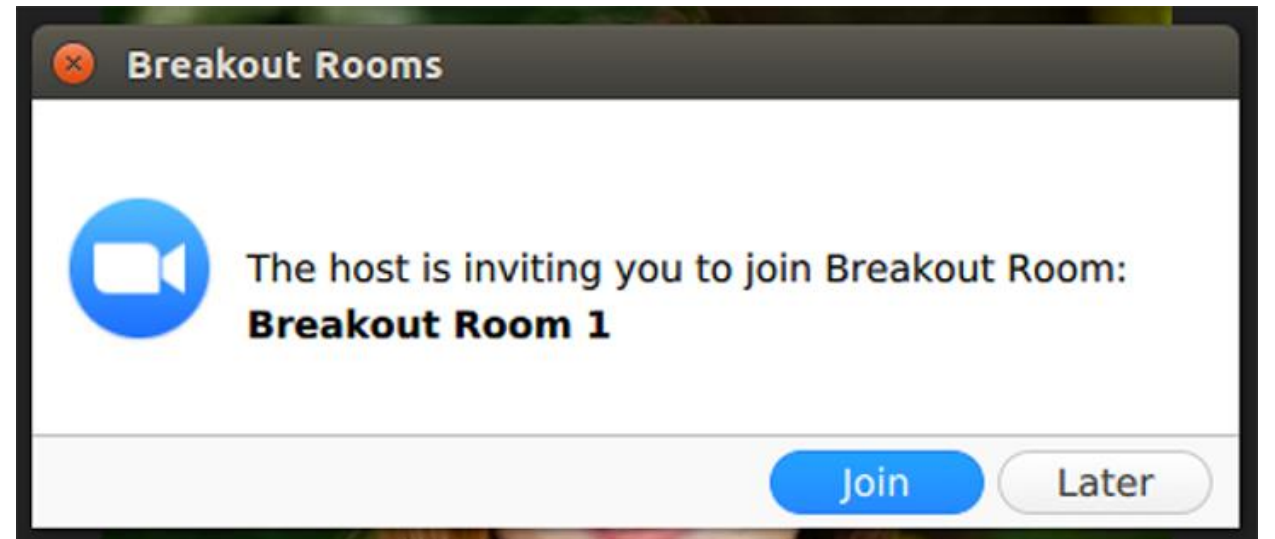
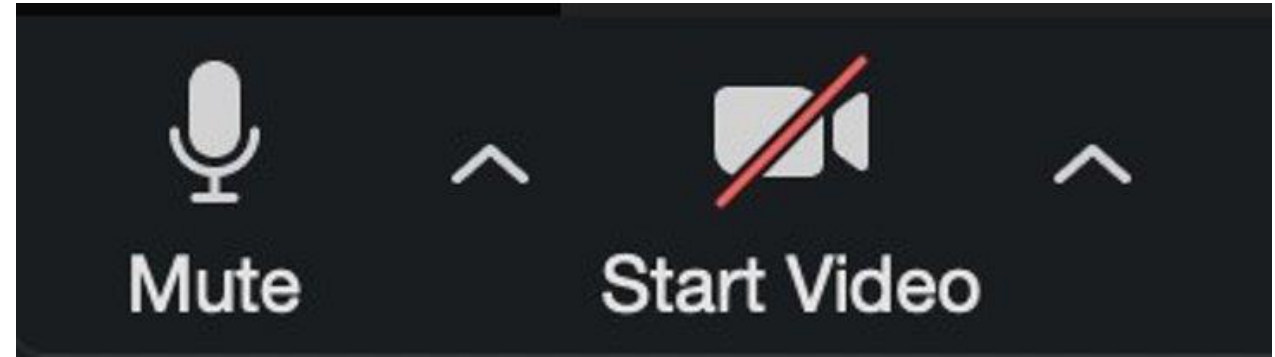


Android | iOS



ZOOM PROTOCOL

1. Please be respectful. There will be zero tolerance for inappropriate behavior or language
 2. Please mute yourself if you are not actively speaking
 3. Discussion will be in breakout rooms. Look for the invite to move to your room. If there are any problems, you can “Ask For Help” by clicking on the button at the bottom of your screen
- La traducción en español está disponible en una sala de grupos. Por favor “levante la mano” (marque *9 por teléfono.)
 - 翻译将在分组讨论室进行。如果需要翻译，请举手。如果您正在使用电话，请按 *9



If on phone:
*6 to unmute
*9 to raise hand

Agenda

- Recap- Meeting 1 (6:00-6:10pm)
- Housing Strategies (6:10-6:25pm)
- Poll (6:25-6:35pm)
- Q&A (6:35-6:50pm)
- Small Group Discussions (6:50-7:30pm)
- Report back (7:30-7:45pm)
- Next steps (7:45pm)



OVERVI

What is a General Plan?



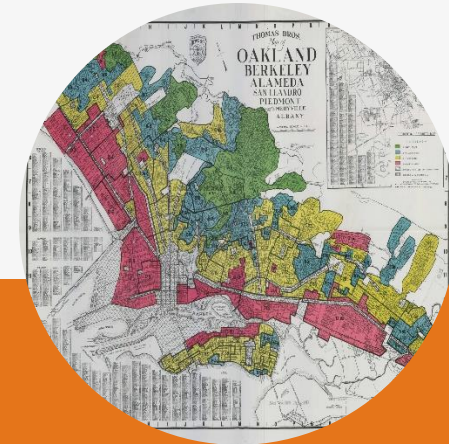
"Constitution" for development and conservation.

Establishes citywide vision and supporting goals, policies, and implementation measures.



Opportunity to look back to identify past challenges and accomplishments.

Provides consistent direction for future development.



Opportunity to Reduce Racial Inequities & Promote Inclusive Engagement

Engage our community in the planning and decision-making process.

Elements required to be updated by early 2023



HOUSING
Adopted 2014



SAFETY
Adopted 2004
(Last amended 2021)



ENVIRONMENTAL
JUSTICE
****New Requirement****
May be stand-alone or
integrated



INDUSTRIAL LANDS
POLICY
****New****

PHASE 1

2022

2023

Fall

Winter

Spring

Summer

Fall

Winter

OUTREACH

1

Neighborhood Workshops and Community Hubs

2

Equity Working Group

3

Interest-Based
Stakeholder Meetings

4

Technical Advisory
Committee

5

Youth Outreach

6

Pop-up Outreach

7

8

Online
Survey

Social Media and Newsletters

PRODUCTS

9

Background
Studies

10

Draft
Housing
Element

11

Vision,
Guiding
Principles,
and Equity
Framework

12

Draft Community
Feedback Review Adoption
Environmental Justice Element

Safety Element

Final Housing Element

Environmental Impact Report

PHASE 2

OUTREACH

PRODUCTS

- 1
- 2
- 3, 4
- 5
- 6
- 7
- 13
- 14
- 15
- 16
- 17

Neighborhood Workshops and Community Hubs

Equity Working Group

Interest-Based Stakeholder Meetings and
Technical Advisory Committee Meetings

Youth Outreach

Pop-up Outreach

Social Media and Newsletters

Land Use,
Transportation,
and Open Space
Framework
Alternatives

Draft
Preferred
Framework

Preferred
Framework

Draft

Community Feedback

Review

Adoption

General Plan Elements: Phase 2

Environmental Impact Report

Capital Improvements Strategic Plan

Racial Equity Impact Analysis

2024

2025

Spring

Summer

Fall

Winter

Spring

Summer

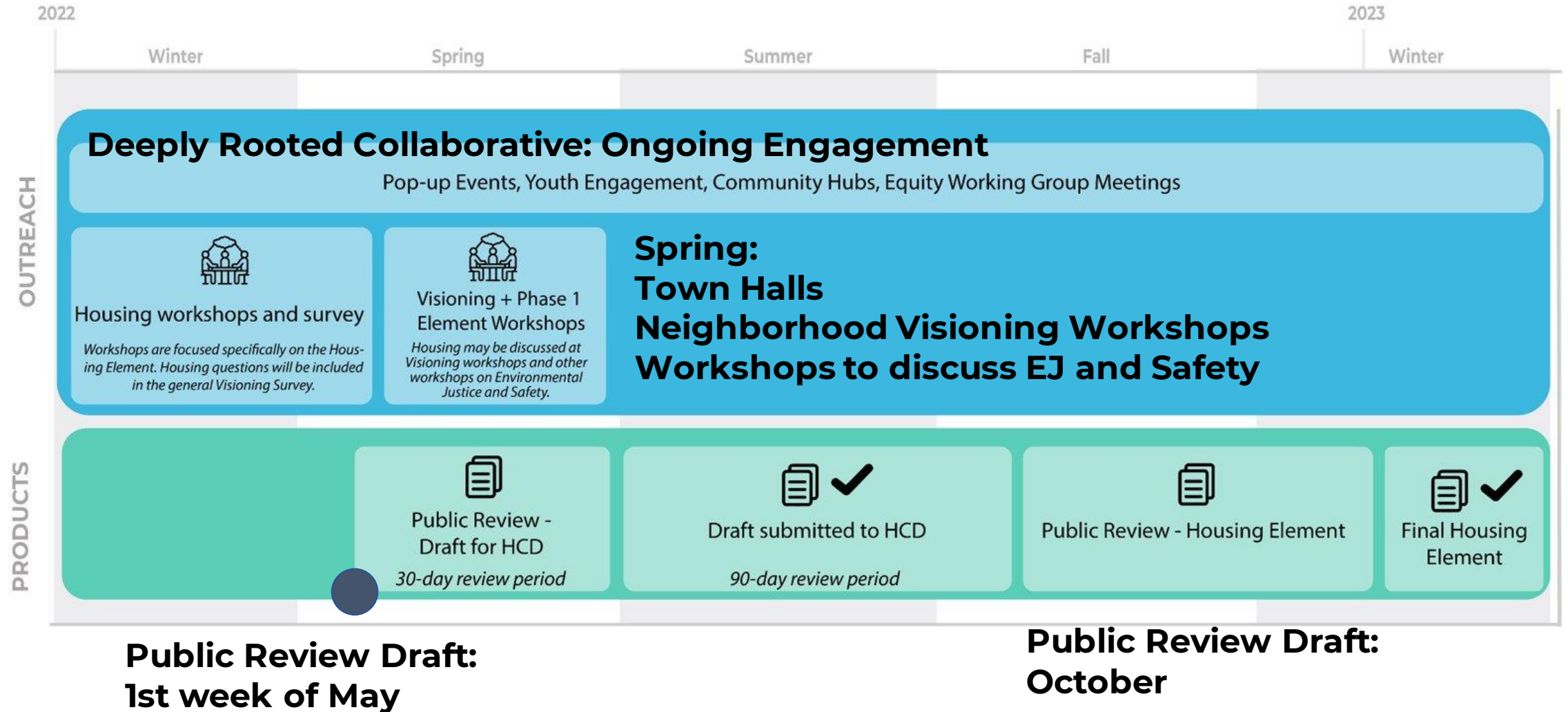
Fall

Winter



OAKLAND 2045

Housing Element Timeline



Community Engagement



- Outreach and community engagement planned in your neighborhood
- Town halls, neighborhood workshops, and other events
 - Community-based organizations leading engagement
 - Pop-up events and community interviews
 - Cultural hub events
 - Youth engagement

Community Engagement

- Number of people reached; 925
- 522 in person; 403 online (Nov-Dec 21)
- In-person race/ethnicity: Latinx (31%), Black (16.5%), Asian (8%), White (0.6%), Decline to comment (44%)
- Pop-ups: 7 (Fruitvale, Chinatown, Eastmont, and San Antonio)
- Findings, MLK Day
 - Neighborhoods are like villages
 - Culture and village are disappearing with ongoing displacement
 - Listen to the most impacted communities
 - **Housing:** Affordability, Homelessness, and Displacement
 - **Environmental:** Pollution, Wildfire, and Streets
 - **Economic:** Income, Investment, Jobs, and Small Businesses



- 2/20 Akoma Market in East Oakland
- 3/6 Akoma Market in East Oakland
- 3/20 Akoma Market in East Oakland
- 5/10 510 Day in Lake Merritt



Workshop 1: Overview and Housing Locations

*What's this all about?
Where should housing
go? Why?*



Workshop 2: Housing Programs and Inclusive Neighborhoods

*What are Oakland's housing
needs?
What are the best ways to
add more housing, and
more diverse housing?
What are other ideas for
solutions?*



Workshop 3 (March): Preserving Affordable Housing, Protecting Tenants, and Anti- Displacement

*How can we ensure
Oaklanders can live and
remain in their
communities?*



Workshop 4 (May): Giving feedback on draft Housing Element

*Does this reflect what we
heard? Did we miss
anything?*

Workshop 1 Input: Sites

- Workshop participants **strongly** support more housing in Oakland
- Particularly interested in strategies that increase the supply of **deeply affordable** housing (for extremely low, very low, and low incomes)
- Housing location selection should be informed by **equity**
- Recommendations for sites included:
 - Vacant lots (some specific locations like San Pablo Ave) and parking lots
 - Underutilized commercial buildings
 - City-owned land
 - Transit-rich areas like Rockridge BART or bus lines
 - High resource areas like Rockridge, Montclair, Trestle Glen
 - Also need housing in areas where people live, even if areas are lower resource
 - Difference of opinion on Oakland Hills

The fate of Oakland, housing, development, and particularly for those not wealthy.

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!

We're oakland residents and appreciate the chance to learn about the housing element!

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.

I am part of the Deeply Rooted group

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

Looking to get involved , have voices heard, & provide input in planning

Oakland's housing situation is a CRISIS. I hope this Housing Element can take that seriously and make transformative changes.

Board Member of Rockridge Community Planning Council

Curiosity, and to learn

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

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.

I'm concerned that people especially African Americans are priced out of

Equity concerns. Also wondering if

Want to make sure Oakland uses this housing element update

Workshop 1 Input: Strategies

Reducing Costs

- Streamlining permitting (*make the permit process faster/easier*)
 - Objective standards (*measurable design requirements that help speed up the review process*)
- Raising local funds/identifying other funding sources*
- Development fee reductions
- Parking minimums/maximums*
- Partial donation of property value to land trusts

Production

- Upzoning* (*allowing more units in existing residential areas*)/ Affordable overlays (*where affordable housing can build more units, or more height, than market-rate housing*)
- Rezoning
- Inclusionary requirement (*obliges development to contain a certain percentage of affordable units*)
- Allowing conversion of ground floor commercial to residential
- Adaptive reuse (*using older buildings for new housing*)

Anti-Displacement/Preservation

- Addressing speculation and vacancies
- Promote property ownership in communities of color
- Tenant cooperatives
- Single Room Occupancies (SROs)
- Naturally affordable housing

*for discussion today



Housing Strategies



- City's blueprint for housing Oaklanders, at all economic levels including low income and households with special needs.
- Subject to state approval
- Covers 8 years (2023-2031)
- Must meet the City's projected need (known as Regional Housing Needs Assessment)
- Allows the City access to **grant opportunities** that will benefit housing




+

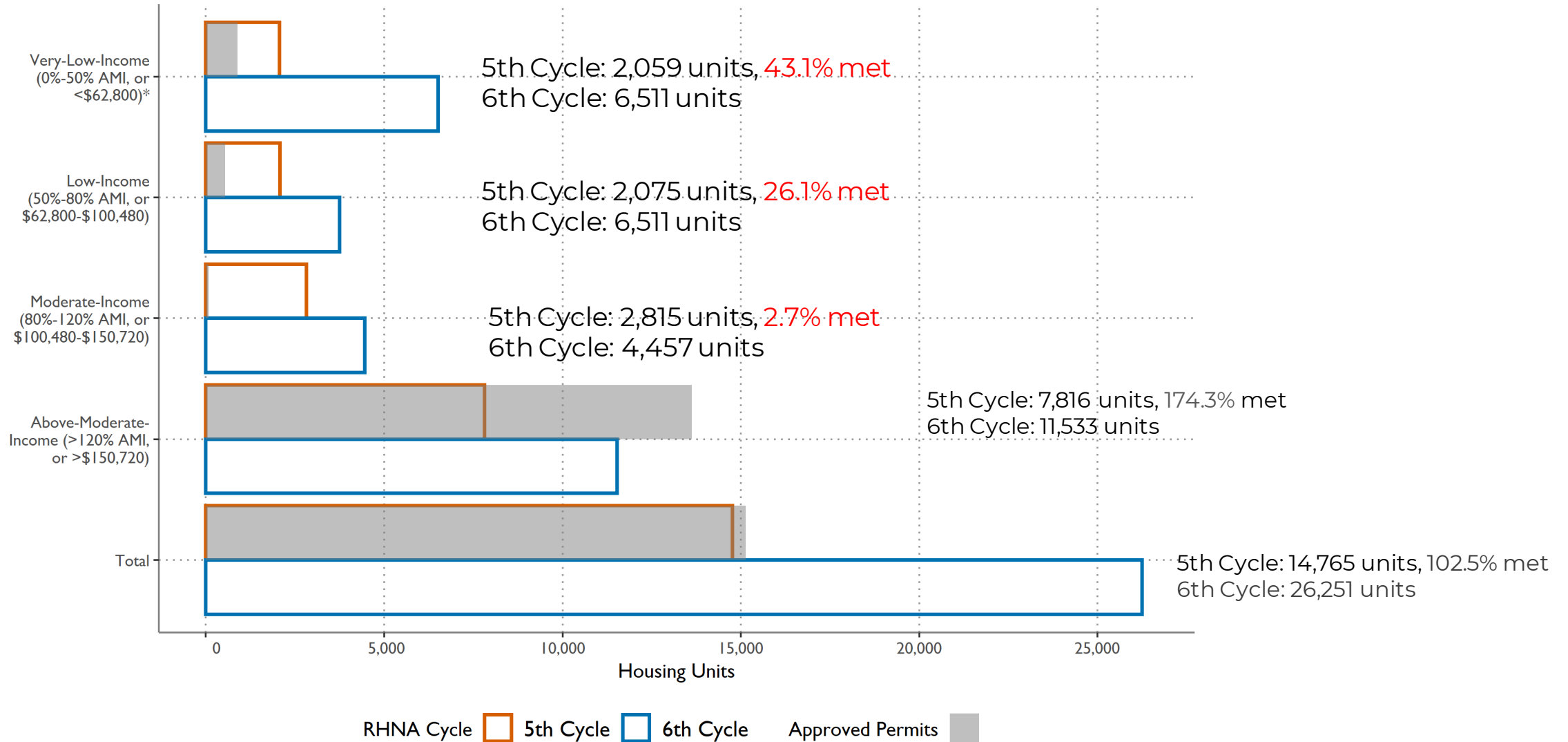


Adequate sites

Strategies and Actions

- 
- Help in identifying and addressing community needs, including vulnerable populations
 - Preferred housing locations
 - Ways to promote affordable housing and equal housing opportunities
 - Ways to preserve and rehabilitate existing housing stock
 - Ways to protect tenants and keep Oaklanders in their homes
 - Ways to increase homeownership opportunities among communities of color
 - Way to overcome patterns of inequity and segregation

And in many other topic areas!



*Includes extremely-low-income need, which is assumed to be 50 percent of total very-low-income housing need

Source: ABAG, Final RHNA Plan, December 2021

- Lack of funding for affordable development
- High costs of land, construction, and labor
- Difficulty in financing new construction
- Competition over limited sites
- Limited staff capacity, length and cost of permitting process

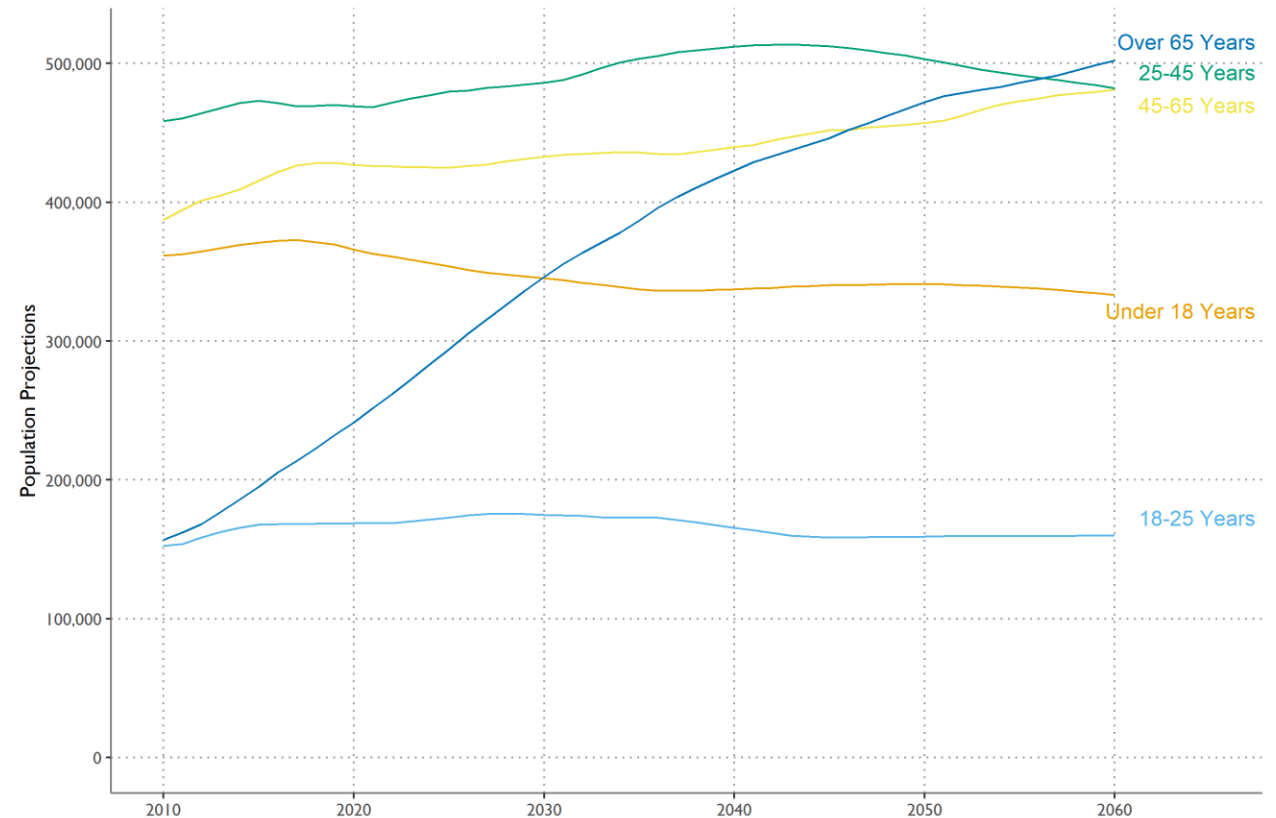


■ Affordability

- Lagging production rates of affordable housing, including moderate-income housing
- Affordability gap for both renters and owners

- **Homelessness:** 4,071 unhoused individuals in 2019
- **Demographics:** Population over 65 will increase significantly in the future
- **Racial and Economic Disparities:** high poverty rates and housing cost burden, especially among Black or African-American households

Alameda County Age Projections, 2010-2060



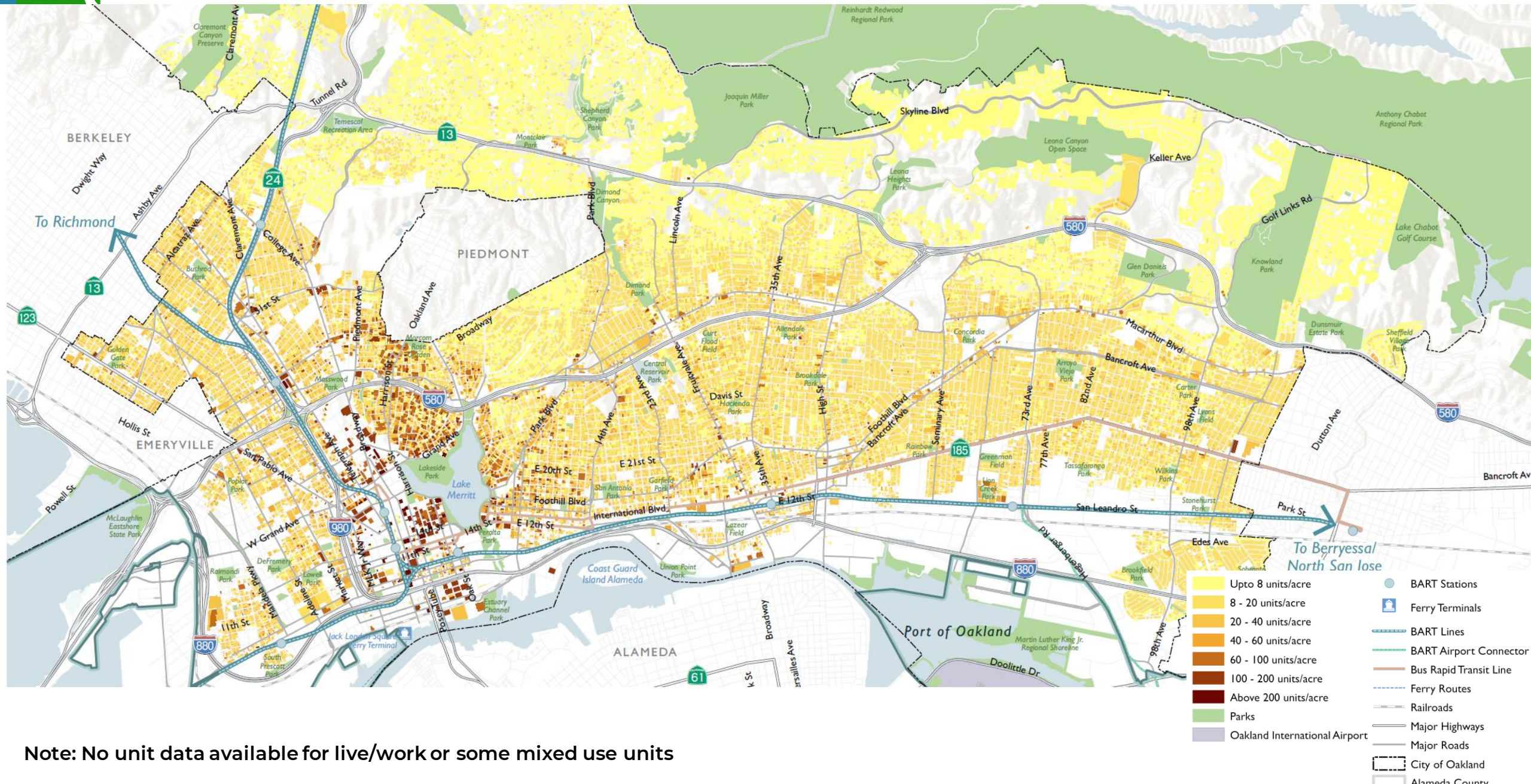
Source: California Department of Finance, P-2B County Population Projections, 2019 Baseline

Housing Programs and Inclusive Neighborhoods

- Building heights and densities
- More inclusive single-family neighborhoods
 - Fourplexes in single family neighborhoods
- Parking regulations
- Financial strategies for increasing affordable housing
- Others

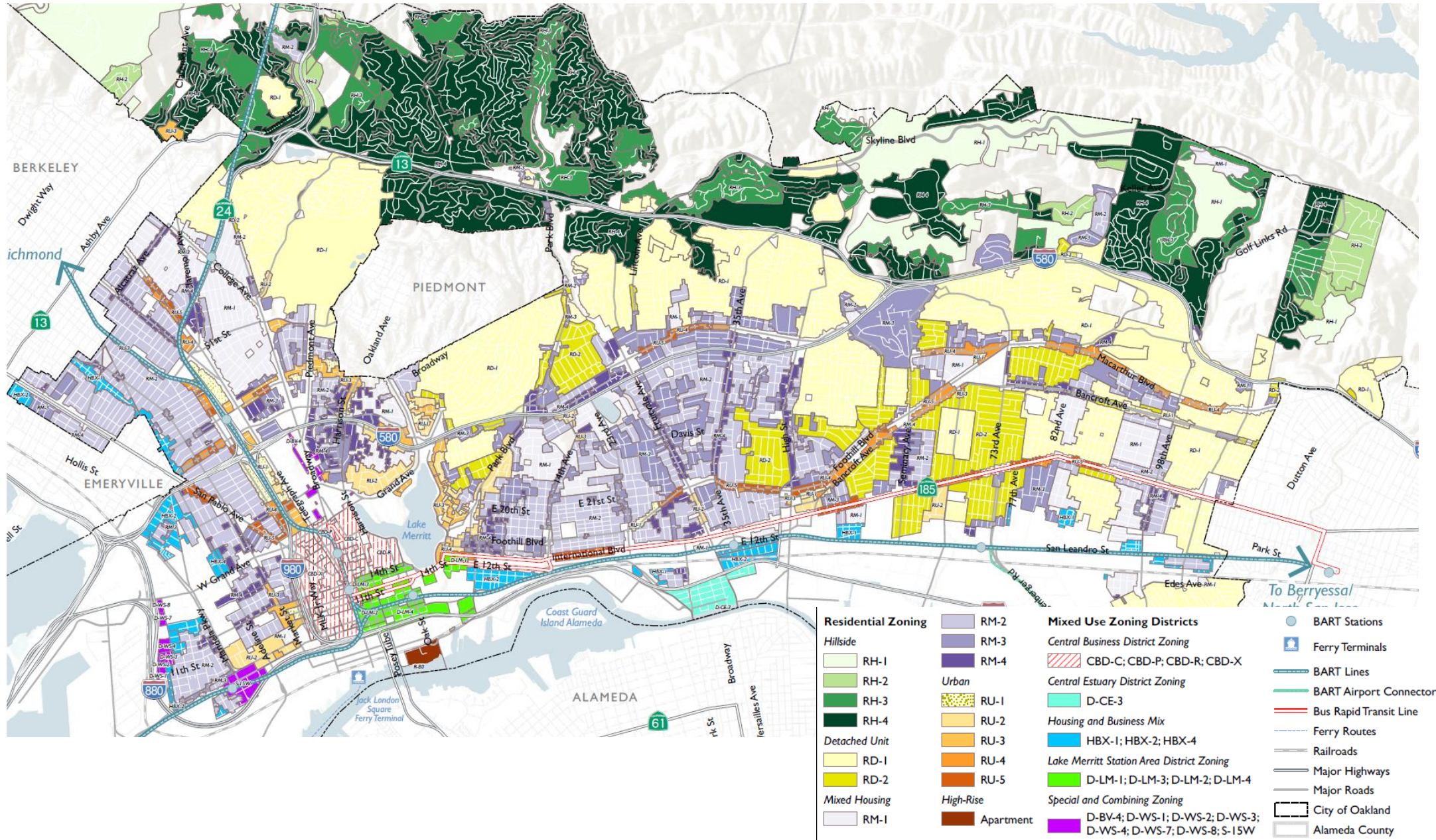


Oakland Residential Densities Map Existing



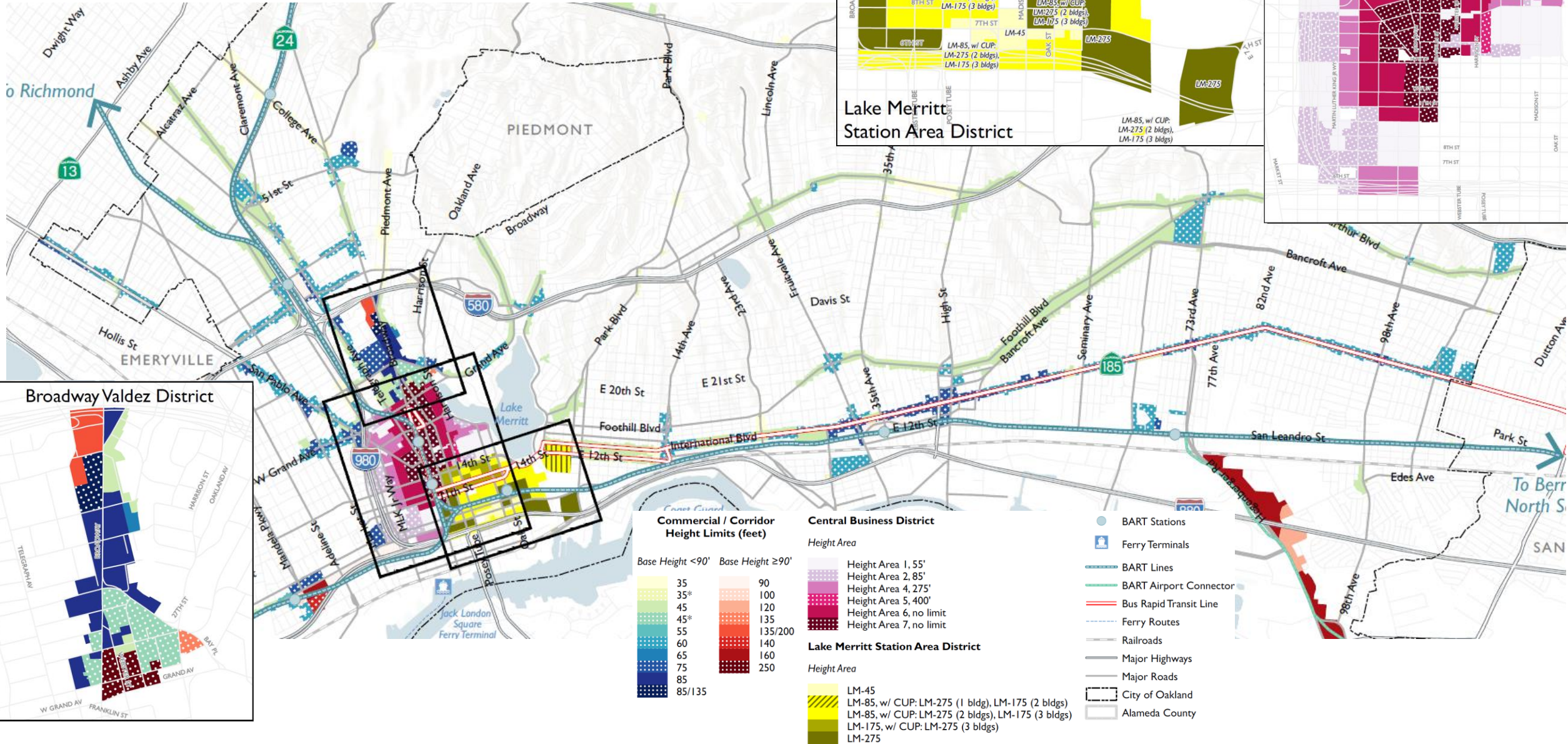
Note: No unit data available for live/work or some mixed use units

Wood St: 131 du/ac

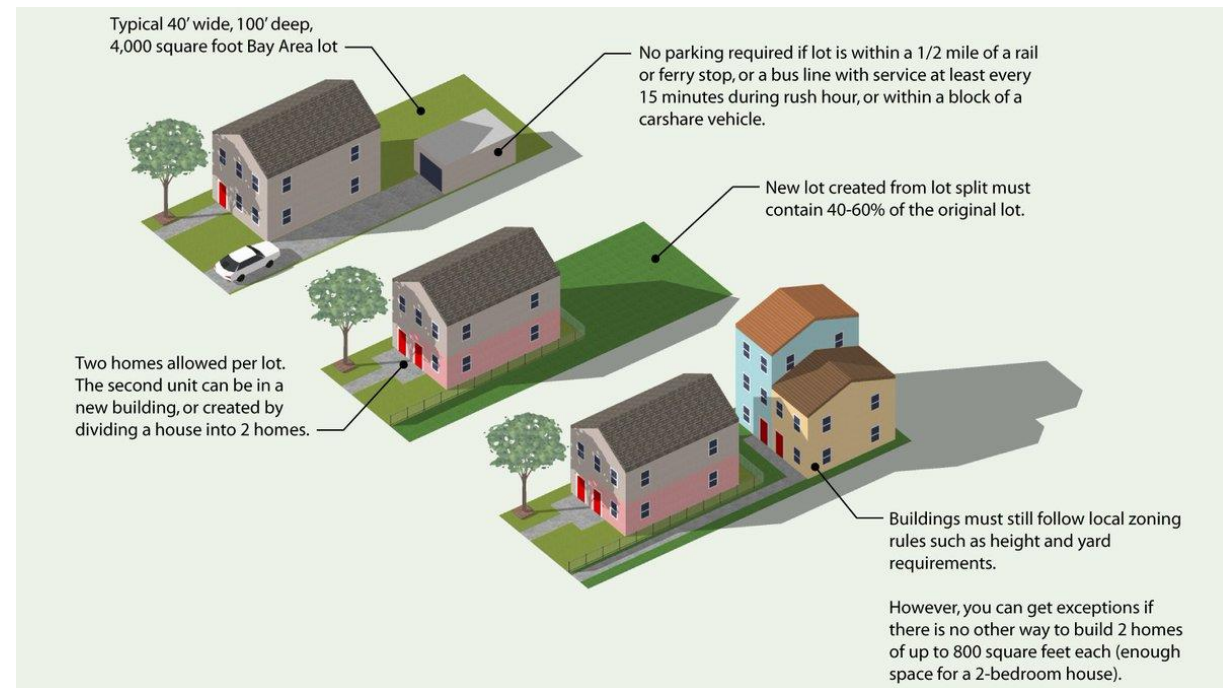




Oakland Building Heights Map



- One Accessory Dwelling Unit (ADU) and one Junior ADU allowed per parcel per State law (City regulations need to be updated to conform to State laws)
- SB 9 (2021): lot splits; streamlined approval of up to four units on a lot, if certain conditions are met
- City Council direction to study allowing fourplex in single family zones, with consideration of safety, geographic, and other factors
- State law (SB 10, 2021) allows cities to "opt in" for 10 units per parcel



- City of Oakland actions:
 - Eliminated parking minimums Downtown
- City of Berkeley:
 - Eliminated most residential parking minimums (exception: hillside properties)
 - Reduced maximum of the number of off-street parking units allowed for new projects in transit-rich areas
- City of Emeryville:
 - No minimum number of parking spaces required for any use
 - Maximum spaces = 10 percent more than the estimated parking demand

City of Oakland Residential Parking Requirements

		Minimum Parking	
Zoning District	Unit Type	Spaces per Unit	Spaces for Secondary Unit
Hillside Residential			
RH-1	Single Family	2	1
RH-2	Single Family	2	1
RH-3	Single Family	2	1
RH-4	Single Family	2	1
Detached Unit Residential			
RD-1	Single Family	2	1
RD-2	Single Family & Multifamily	1.5	1
Mixed Housing Type			
RM-1	Single Family & Multifamily	1.5	1
RM-2	Single Family & Multifamily	1.5 (1 for lots < 4,000 sf or 45 ft in width)	1
RM-3	Single Family & Multifamily	1	1
RM-4	Single Family & Multifamily	1	1
Urban Residential			
RU-1	Multifamily	1	1
RU-2	Multifamily	1	1
RU-3	Multifamily	1	1
RU-4	Multifamily	1	1
RU-5	Multifamily	1	1
High-Rise Apartment Residential			
R-80	Multifamily	1	

Source: City of Oakland, Planning Code, 2022

- What can the City do to incentivize housing (especially deeply affordable housing)?
 - AB1763 (2019) and AB2345 (2020) increased density bonus for 100% affordable projects
 - Affordable housing projects exempt from Affordable Housing Impact Fees and the Capital Improvements Impact Fee
 - The City provides financial assistance to affordable housing projects by paying fees housing fund sources, such as Community Development Block Grant (CDBG) funds or HOME program funds
 - Permit and other development fees are eligible costs



The background of the slide is a vibrant yellow, filled with a complex, organic pattern of white, curved, and wavy lines that resemble stylized waves or a marbled texture. In the center of this pattern is a solid orange rectangular box.

Questions?

Quick Polling Activity

Visit: <https://www.menti.com/jemqyqtw4k>


What are the **GREATEST HOUSING NEEDS** in the city?


What are some key things the City should do **CREATE MORE AFFORDABLE HOUSING** in the city?

What strategies should we consider to address the needs of **PEOPLE EXPERIENCING HOMELESSNESS?**



Discussion

- 
- Respect others' opinions!
 - Breakout group discussion for 40 minutes
 - Facilitators will take notes
 - Facilitators will report back
 - Please try to keep report-back to ~2 minutes

- 
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:
 - 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
 3. What other things do you think will make a difference in Oakland's ability to encourage more housing, especially affordable housing?
 4. Workshop 3 will focus more on tenant protections and ensuring Oaklanders can remain in their neighborhoods. What initial ideas do you have about these topics?
 5. What did we not ask that you'd like to talk about? What else should we be asking?



Take a minute to answer a few other questions about yourself, what topics you want to see at future workshops, and how we can improve outreach moving forward!

English <https://bit.ly/oakfeedback2>

Español <https://bit.ly/oakfeedback2esp>

广东话 <https://bit.ly/oakfeedback2canton>

- 
1. Youth Advisory Commission: **Feb 18**
 2. Akoma Market Pop-up: **Feb 20**
 3. Community and Economic Development Committee (CED) Study Session: **Feb 22**
 4. Mayor's Commission on Persons with Disabilities: **Feb 28**
 5. Town Halls: **Last week of March/1st week of April**
 6. Housing Workshop #3: **2nd week of March**
 7. Housing Workshop #4: **early May**

Visit www.oaklandca.gov/topics/general-plan-update for future dates!



Visit the general Plan Update website for more information and to sign-up for regular updates:

www.oaklandca.gov/topics/general-plan-update