

# Oakland 2045: Housing Element Workshop #3 Report

## Oakland's Housing Element and Housing Programs

**MARCH 12, 2022**

*Prepared for*

**The City of Oakland**

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## **Project Background and Meeting Objectives**

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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**

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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**

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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

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### 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 where 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](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. Some 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 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](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](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

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### 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**

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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](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](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](mailto: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](mailto: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 there 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 will.

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 development.

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 10 Open concept, fully remodeled, light-filled single-family house 2 bedrooms/1 bath with a garden, 800 sq ft Furnished preferred, including upright

piano tuned annually Ideal 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](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](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\\_mission/](https://sfist.com/2016/08/08/campos_revives_controversial_mission/)

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 what 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!