



City of Oakland Housing Element



2007-2014
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EXECUTIVE SUMMARY

California law (Government Code Section 65583) requires, in part, that each city and county adopt a housing element that contains:

- a) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs;
- b) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;
- c) an inventory of developable sites capable of accommodating development of housing for a range of income types to meet the City's share of the regional housing need;
- d) a program which sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the housing element.

The contents of this document reflect a combination of local issues, priorities, and state law requirements. Housing has long been a major priority for the City. The City's housing policies and strategies have been developed within a broader context that includes three recent major initiatives.

1. Mayor Dellums' Task Force on Housing (2006)
2. Blue Ribbon Commission on Housing (2007)
3. Strategies and programs to maintain and expand the supply of housing affordable to very-low, low and moderate income households, as described in the City's Consolidated Plan for Housing and Community Development (2005).

An important part of the Housing Element is the determination of the City's new housing construction need. Under California law (California Government Code Section 65584), new housing construction need is determined, at a minimum, through a regional housing allocation process. Oakland (along with all other jurisdictions in the state) must plan to accommodate its share of the housing need of persons at all income levels.

The City's share of regional housing need is based on a plan prepared by the Association of Bay Area Governments (ABAG), the *Regional Housing Needs Allocation* (RHNA) that was adopted in 2008. Under the RHNA, Oakland must accommodate 14,629 new housing units between 2007 and 2014. In addition, the *Regional Housing Needs Allocation* describes housing needs by income level (as a percentage of area median income, or "AMI"), as indicated in the following table.

Oakland's "Fair Share" Housing Goals for 2007-2014

	Very Low Income (50% of AMI)	Low Income (80% of AMI)	Moderate Income (120% of AMI)	Above Moderate Income	Total
Number of Units	1,900	2,098	3,142	7,489	14,629

Note: Oakland estimates that 50% of the Very Low Income Need (950 units) is for households that are Extremely Low Income (at or below 30% of area median income)

Cities are required to accommodate these housing needs by providing sufficient sites, with adequate zoning and infrastructure, to make possible the development of these units, including providing sites with sufficient density to make possible the development of housing for all income levels.

As demonstrated in Chapter 4, based solely on housing units constructed since 2007, under construction, approved through the Planning Commission or in predevelopment, the City has already provided sufficient sites to meet the target for total units, including substantial progress toward meeting needs for very-low and low income households.

In addition, the City has identified "housing opportunity sites" capable of accommodating approximately 8,670 additional units. Most of these sites are zoned for multi-family development along major corridors, in the downtown, and in transit village areas, and thus could accommodate a range of households with different incomes, depending only on the availability of adequate financial subsidies to make possible the development of units for very low and low income households. These projections are based on conservative estimates of the capacity of these sites. **In sum, the City has identified sites that can accommodate more than twice its housing needs allocation.**

A. EVALUATION OF 1999-2006 PROGRAMS

Chapter 2 of the *Housing Element* includes an assessment of the City's success in achieving the goals set out in its previous *Housing Element*, and an evaluation of the effectiveness of the programs that were included at that time.

The City's last *Housing Element* was completed in 2004, and covered the period from January 1, 1999 to June 30, 2006.

The 1999-2006 *Housing Element* lists eight housing goals with policies and policy actions to be taken to achieve those goals. The specific policy goals identified in the 1999-2006 *Housing Element* will continue into the next planning period mostly unchanged though there are some modifications. Some policy goals identified will be discontinued in the 2007-2014 *Housing Element* because they do not appear to be effective or address current needs (see Chapter 7 Goals, Policies and Actions).

Housing Production

The City came close to meeting the overall housing production goals though fell slightly short of those production requirements. Unfortunately, the City cannot control the housing market conditions to encourage housing development. In addition, subsidies available to develop affordable housing units can only stretch so far given the high land and development costs during this planning period. The City permitted the development of 1,328 very low-, low-, and moderate-income housing units with a grand total of 7,017 housing units permitted (See Chapter 2, Table 2-1).

Comparison of Housing Needs and Housing Production, 1999-2006

State Identified Affordability Categories	1999-2006 RHNA	Building Permits Issued 1/1/1999 – 6/30/06
Very Low (up to 50% AMI)	2,238	547
Low (51-80% AMI)	969	626
Moderate (81-120% AMI)	1,959	155
Above Moderate (> 120% AMI)	2,567	5,689
Total	7,733	7,017

Source: City of Oakland building permit data, 2006; see “City of Oakland Annual Progress Report on Implementation of Housing Element, 2006”

Appropriateness and Effectiveness of 1999-2006 Programs

The 1999-2006 *Housing Element* established policies and programs to address eight housing goals. The following summarizes those policy goals and gives a short analysis of actions take and for each goal.

- 1) Provide adequate sites suitable for housing for all income groups: The City adopted a variety of policies to encourage housing development. Highlights of these policies include the “10K” Downtown Housing Program, implementing changes to its Planning Code and zoning map, and instituting interim development guidelines to insure conformity with the General Plan and zoning regulations among other changes to Planning Department policies that assist with the identification and assist with the identification of adequate sites suitable for housing development.
- 2) Promote the development of adequate housing for low- and moderate-income households: The City has employed a combination of financial assistance and regulatory measures to stimulate the production of housing and preserve affordable housing opportunities. The City sponsors programs that supports renters and promotes homeownership.
- 3) Remove constraints to the availability and affordability of housing for all income groups: Some examples of how the City removed constraints to development of housing for all income groups include a streamlined permitting process, flexible zoning regulations, and generous density requirements. Other examples of removing constraints to development includes allowing multi-family housing in most medium- to high-density residential and commercial zones, and conditionally permits multi-family housing in lower-density areas.
- 4) Conserve and improve older housing and neighborhoods: The City combined public investment, code enforcement, financial assistance for commercial revitalization, and financial assistance to improve the condition of residential properties.
- 5) Preserve affordable rental housing: The City assisted in the rehabilitation of low-income rental housing owned and operated by affordable housing organizations, while the Oakland Housing Authority focused on the maintenance and improvement of public housing. Most properties with expiring Section 8 contracts have been preserved with extended low-income restrictions.
- 6) Promote equal housing opportunity: In 2005, the City completed its Analysis of Impediments to Fair Housing. This analysis is conducted by the City of Oakland’s Community and Economic Development Agency every five years in accordance with the requirements of the

U.S. Department of Housing and Urban Development (HUD). Key elements of this plan are included as policies in this section of the City's Housing goals.

- 7) Promote sustainable development and smart growth: In May of 2006, the Oakland City Council adopted a resolution to encourage developers of residential and commercial projects to use green building design standards as set forth in the Alameda County Residential Green Building Guidelines for residential construction and the U.S. Green Building Council's LEED rating system for commercial construction. Key elements of this plan are included as policies in this section of the City's Housing goals.
- 8) Increase public access to information through technology: Technical advances have enabled both City staff and the public easy access to planning related information. The new technologies incorporated during this planning period include STELLANT document management system, The City's website with information on current and past planning projects. Meeting notices, agendas, reports and minutes for Planning Commission, subcommittees, and City Council meetings are available online. The City's public interactive GIS system was updated to provide developers and the public access to detailed information about parcels and neighborhood characteristics.

B. EXISTING CONDITIONS/OPPORTUNITIES

Chapter 3 contains a detailed analysis of existing conditions, including a profile of the demographic and economic characteristics of Oakland's population, and an overview of the physical and financial characteristics of the housing stock. The 2000 Census demographic data is the primary data used for this analysis. Since this *Housing Element* planning period falls between the 2000 and 2010 decennial Census, demographic data has not been changed from the 1999-2006 planning period. Exceptions to this are noted in the text or table references.¹

Changes in Population

Changes in demographics in Oakland from 1990 to 2000 brought significant changes to the City. Reversing the trend in the early post-World War II years, Oakland experienced significant and sustained population growth, increasing from about 339,000 in 1980 to nearly 400,000 in 2000. According to the California Department of Finance (DOF), Oakland is the eighth largest city in California with a population of over 420,000 in 2008. Before 1980, Oakland had experienced three decades of population decline due to changes in the local economy, migration to suburban communities, and other factors.

Race and Ethnicity

Since at least the 1940s, Oakland has had a significantly higher percentage of non-White and Hispanic residents than other cities of similar size. The most significant change in Oakland's population between 1990 and 2000 was the decrease in the number and the proportion of residents who identified themselves as White or as Black/African-American, and an increase in the number and

¹ The current American Community Survey Census product is not used by the City of Oakland. Comparing these data to other sources used by the City (e.g.: 2000 Census, California State Department of Finance, and USPS 90-day Vacancy data), there is clear evidence that there are problems with the ACS sampling. Specifically, the ACS data in question is an under count of the population and over count of the vacancy rate.

proportion of residents who identified themselves as Asian/Pacific Islander or Hispanic/Latino. The White population decreased by 11 percent, and the Black population by 13 percent, while the Asian population increased by 16 percent and the Hispanic population increased by 78 percent.

The decline in the African American population between 1990 and 2000 was the result of the availability of cheaper homes in the suburbs and/or rapidly rising housing costs in Oakland during the late 1990s. Also notable is the continued decline of the White, Non-Hispanic population in Oakland.

Oakland's population mix over the past 50 years has been influenced by economic and suburban development trends. The loss of many relatively well-paying "blue collar" and military jobs, combined with rapid suburbanization in the Bay Area between 1950 and 1980, left Oakland with a higher percentage of lower-income and minority residents. Since the 1980s, increasing numbers of immigrants from Asian, Pacific Island, and Latin American/Hispanic countries have found homes in Oakland. According to the 2000 Census, nearly 12 percent of Oakland residents were foreign born and came to the United States between 1990 and 2000. Nearly 90 percent of these new residents came from either Asia or Latin America.

Age Distribution

A comparison of Census data from 1990 and 2000 shows that there had been a significant increase in the school-age population (age 5-17) and in the number people between age 40 and age 60. The number and percentage of seniors (older than 65) declined, as did the number of children under age 5.

Despite the decline in the number of seniors, because of the growth of the population between 40 and 60, it is widely expected that there will be an increase in demand for senior housing if these households remain in Oakland.

Household Size and Composition

Oakland has a high percentage of single adults and other non-family households (unrelated individuals living together).

- Nearly one-third of all households consist of single persons.
- Approximately 30 percent of households contain two people.
- Average household size increased from 2.52 in 1990 to 2.60 in 2000. This is primarily a result of increases in the size of family households.

The relatively high percentage of small households is explained in part by the lack of larger housing units – nearly 70 percent of Oakland's housing units have two bedrooms or fewer, compared to 54 percent for Alameda County as a whole. Larger households with sufficient income may be moving out of Oakland to secure larger housing units.

- 57 percent of households are family households (two or more persons related by blood, marriage or adoption).
- The number and percentage of families with 5 or more persons increased between 1990 and 2000.
- Average family size increased from 3.28 in 1990 to 3.38 in 2000.

- There are substantial differences in household size by race. Non-Hispanic White households have an average size of just 1.96, while the average size of Black households is 2.47, and for Asians the figure is 3.03. For households of “other race” (primarily Hispanic), average household size is 4.30, while for Pacific Islanders the figure is 4.56 (Census 2000).
- More than one-third of families with children are headed by a single parent.
- The number of female-headed single parent families has declined slightly, while the number of male-headed single parent families has increased.

These figures suggest a significant need for housing for large families, and for the integration of services such as childcare into housing developments.

Income

Data from the 2000 Census reveals the following information about household and family incomes in Oakland:

- Between 1990 and 2000, median household income increased from \$27,095 to \$40,055 (48%).
- Median family income increased by 40 percent, from \$31,755 in 1990 to \$44,384 in 2000.
- Median income for non-family households (single persons and unrelated adults living together) increased by 70 percent from \$20,713 in 1990 to \$34,075 in 2000.
- Incomes of non-family households moved much closer to the median for Alameda County, but median family income moved farther from the county-wide median.
- 52 percent of the City’s households are considered to be very low or low income, substantially higher than the countywide average of approximately 38 percent.
- 36 percent of Oakland households had income from Social Security or public assistance, indicating a high proportion of very low income households.
- Median renter incomes were approximately half that of homeowners – \$30,000 compared to \$62,000 (in 2000).
- 18 percent of renters had annual incomes less than \$10,000 (in 2000).
- Median income for White households was over \$57,000, compared to \$39,000 for Hispanics, \$34,000 for Asians, and \$31,000 for Blacks.
- 19.4 percent of the population was below the poverty line; 28 percent of all children and 37 percent of female-headed families with children were in poverty. The lowest rates of poverty were among seniors, at 13 percent.

Housing Characteristics

- Oakland had a net gain of over 9,300 housing units between 1990 and 2008. The actual number of new housing units was substantially higher, since these figures mask the loss of over 3,000

units in the 1991 Oakland Hills Firestorm. The City estimates the actual construction since 1990 to be approximately 12,000 units.

- Most of the new units constructed between 1990 and 2000 were in single-family homes, reflecting the extensive rebuilding activity in the fire area.
- Most of the multifamily housing that had been constructed between 1990 and 2000 was the publicly assisted rental housing for lower-income households. Since 1999, there was significant development of market-rate multifamily housing – primarily condominiums.
- Nearly half of Oakland’s housing units are in single-family detached or attached structures.
- Nearly one-third of all units are in buildings of 5 or more units.
- The number of households increased at twice the rate of gain in the housing stock during the 1990s, so that by 2000 the estimated vacancy rate was about half that in 1990.
- According to the 2000 Census, the effective vacancy rate² was just two percent for owner-occupied housing and three percent for renter housing.
- Low vacancy rates pose a particular hardship for renters, making it both difficult and costly to move.
- An exception to these low vacancy rates are the Census Tracts with high foreclosure rates. The foreclosure crisis (see Chapter 3, “Housing Cost” section for more details) that began in 2006-2007 has dramatically changed this situation. Many neighborhoods, especially in East Oakland, West Oakland, and the western edge of North Oakland, have large numbers of vacant, foreclosed homes.

Tenure

- 58.6 percent of Oakland households are renters, indicating a slight decline in the homeownership rate.
- The only racial/ethnic group with a majority of homeowners is Non-Hispanic Whites (52 percent). Ownership rates for other groups range from 33 percent to almost 50 percent.
- Homeownership rates are closely related to incomes. In 2000, White households had the highest median income and the highest ownership rates. However, even though Black households had the second highest median income, their homeownership rates lag behind those of Hispanic and Asian/Pacific Islander households.

² The percent of dwelling units available for occupancy excluding homes that are boarded up, used only part of the year, or sold or rented and awaiting occupancy.

Age and Condition of Housing

- Some indicators of substandard housing, such as aging housing stock and the number of dwelling units lacking complete facilities, indicate that the City's housing stock may have deteriorated between 1990 and 2000.
- Other indicators, such as the rehabilitation of earthquake-damaged residential hotels after the 1989 Loma Prieta earthquake and the increase in private investment in many residential neighborhoods, suggest that housing conditions in Oakland may be improving.
- Long-term trends from the 1960s indicate that housing conditions may have improved, as substandard dwelling units were removed during the 1960s and 1970s due to code enforcement and to make way for public works and redevelopment projects.
- As much as 30 percent of dwelling units in Oakland, nearly 47,000 units, may need repairs ranging from deferred maintenance to substantial rehabilitation.
- Less than ten percent of the dwelling units in the sample taken during the Housing Conditions Survey conducted for the last Housing Element needed moderate to substantial rehabilitation.
- The maximum replacement need is estimated at two percent.
- Rehabilitation need in Oakland varies by geography, age of the housing stock, and incomes of residents. Neighborhoods below the MacArthur freeway (Interstate 580), which have higher percentages of older housing and lower-income residents, are estimated to have a higher rehabilitation need. Areas of the City north of Interstate 580, particularly in the Oakland hills, and around Lake Merritt are estimated to have a significantly lower rehabilitation need because incomes are higher and the housing stock is relatively newer.

Housing Cost and Overpayment

- Oakland rents and housing prices rose slowly during much of the 1990s, but price increases have accelerated since the late 1990s.
- Regionally, home sales prices in Oakland are among the lowest compared to other Bay Area cities.
- Home sales data obtained for the period of 1988 through July 2009 shows an increase in median home sales prices to \$242,661 (not adjusted for inflation). This is a 232% increase during that time period.
- When looking at the same period, the sales price data by Oakland zip code still shows median home sales price increases from 97% to 220%.
- Although lower than many other Bay Area Cities, the relative affordability given other Bay Area Cities and its central location—especially its proximity to downtown San Francisco—are likely to create demand pressures that increase housing costs. These housing cost increases have the potential to impact rents and in general decrease housing affordability for lower-income households. Homeownership for low-income households will be all but impossible except under privately sponsored, state, or federal programs targeted to this income group.

- 42 percent of renters and 33 percent of owners pay more than 30 percent of income for housing.
- Among renters with incomes less than \$35,000, approximately 70 percent pay more than 30 percent of income for rent.
- According to data collected for the City's 2004 Rental Survey with updated 2008 data, median rents remained flat or declined beginning in 2002 and continued this trend through 2004 for most studio, one-bedroom, and two-bedroom rental units in Oakland. At the time, those rents were still substantially higher than in the mid- to late 1990's. In 2008 that flat to downward trend appears to have reversed as median rents have increased in all rental categories.
- Median advertised rents in July 2008 were \$800 for a studio rental unit, \$1,150 for a one-bedroom unit, and \$1,500 for a two-bedroom rental unit.
- Similar to what was reported in the last Housing Element, North Oakland, Montclair, areas above MacArthur Boulevard, and Lake Merritt experienced the largest increases in median rents. Areas below MacArthur have the lowest rents with one notable change. Downtown Oakland has experienced a dramatic increase in advertised rent compared to other neighborhoods.
- Waiting lists for assisted housing have increased significantly, as has the average wait time to get into assisted housing. Wait times for public housing and privately-owned assisted developments range between one and four years. Wait times for rental housing vouchers (Section 8) range between three and seven years.
- The median housing price in Oakland increased dramatically during the last Housing Element planning period making homeownership increasingly difficult for moderate-income households and all but impossible for lower-income households. This trend has slowed in some neighborhoods to having a reverse affect in others due to the Foreclosure crisis.
- The trend in subprime lending practices taking place from approximately 2005 to 2007 has dramatically impacted the City of Oakland. The City of Oakland is tracking the number of houses that are in foreclosure by monitoring properties that are in default (NOD), that have a trustee sale scheduled (NTS), or that are bank-owned (REO). As of December 2008 there were a total of 12,386 foreclosures (notices of default, notices of trustee sale or bank-owned properties) in the City.
- City staff has acquired data on properties that have an adjustable rate loan scheduled to reset in the next year and that has 90% to 200% combined loan-to-value ratio. As of November 2008³, this data show that there are close to 7,365 properties that will have loan adjustments in the next two years. Of those properties, 3,655 (50%) loans will adjust before the end of 2008; 6,303 (85%) loans will adjust between December 2008 and November 2009.

Overcrowding

- Overcrowding in 2000 was greater than in 1990. Nearly 12 percent of the City's households lived in overcrowded conditions in 1990, increasing to 16 percent in 2000.

³ Adjustable Rate Loan Rider data for the City of Oakland acquired from First American Core Logic. This data consists of first mortgage loans that will have at least one adjustment between November 2008 and November 2010 and that have a combined loan to value ratio of >90%. These data include loans on the following types of properties: condominiums, duplexes, multi-family, PUDs, four plexes, single family residential, townhomes and triplexes.

- Ten percent of Oakland households lived in severely overcrowded conditions in 2000.
- Renter households typically have a higher rate of overcrowding than homeowners. Nearly 16 percent of renters lived in overcrowded conditions in 1990, while more than nine percent lived in extremely overcrowded conditions. In 2000, 20 percent of renters lived in overcrowded conditions. Large renter families had the highest rate of overcrowding, nearly 73 percent.
- For homeowners, overcrowding increased from six percent to ten percent between 1990 and 2000. Approximately half are severely overcrowded.

Special Housing Needs

Seniors

- Between 1990 and 2000, the number of seniors declined by 7.6 percent, and the number of senior households declined by 14.9 percent.
- Nearly 40 percent of senior-headed households consist of a single elderly person living alone. Approximately 13 percent of seniors have poverty-level incomes. Although the poverty rate among seniors is below that of the general population⁴, 54 percent⁵ of seniors have very low-incomes, according to the 2000 Census. Over 33 percent of these seniors paid half of their incomes or more for housing.
- Oakland contains a large number of assisted senior housing units. This level of assistance helps about one-quarter of senior households in Oakland (7,036 senior households), and represents over one-third of all housing assistance.
- Waiting lists for assisted rental units reserved for seniors stood at 3,500 in the year 2000. The average wait time is two years and four months.

Persons with Disabilities

- Nearly 21 percent of the population age five and older who live in Oakland reported a disability in 2000.
- Nearly half of the population 65 and older reported having a disability.
- The proportion of the population in Oakland with disabilities is much greater than countywide due to the availability of social services, alternative housing, income support, and relatively lower housing costs than in other central Bay Area locations. These factors create a high demand for housing and services to meet the needs of persons with disabilities.
- Among the most urgent needs reported by organizations serving persons with disabilities are independent living units with supportive services; treatment for persons with chemical dependency, mental illness, and chronic illness; and life and job skills training to increase the ability of these individuals to live independently.

⁴ 2000 Census, Table P 87, SF 3

⁵ U.S. Department of Housing and Urban Development, 2000 CHAS Data Book derived from 2000 Census data

Single Parent Households

- According to the 2000 Census, Oakland has 18,314 single parent households, about the same number as in 1990. Over three-quarters of these households are female-headed. The number of male single-parent households increased by nearly one-third, while the number of female single-parent households decreased by six percent.
- Single-parent householders face constraints in housing due to their lower incomes and the need to access childcare and other support services. It is important that single parent households live close to schools, local services, child-care, and health care facilities because many lack private vehicles. Although the total number of single parent households has remained steady, the extremely high poverty rate among female-headed, single-parent households, suggests that the City will continue to face a need for additional, affordable family housing with access to support services.

The Homeless

- According to the City's Permanent Access to Housing (PATH) Strategy published May 2007, approximately 6,300 individuals are homeless in Oakland at any point in time. Approximately 17,200 persons are at risk of homelessness.
- Minorities make up a disproportionate share of this total.
- The City estimates that the greatest unmet need among homeless or those at risk of homelessness is short-term financial assistance or other support services to prevent them from becoming homeless. Approximately 31% of homeless households in Oakland need permanent supportive housing.
- While the City of Oakland has a significant inventory of affordable housing, there are very long waiting lists for these units and most of them do not have supportive services. There is tremendous unmet need for housing for 7,380 of the 15,115 households homeless or at risk of being homeless. PATH contends that the homelessness can be prevented or ended for these 7,380 households only by creating affordable and supportive housing units affordable to those with extremely low incomes and by providing short-term subsidies for those who have obtained housing but are at risk of becoming homelessness.

Large Families

- Oakland has 11,365 renter and 8,526 owner households with five or more persons.
- Comparing 1990 and 2000 Census data, there was an increase in the number of large households among both renters and owner-occupants.

Assisted Rental Housing

- As of December 2008, there are 8,266 privately owned, publicly subsidized rental housing units in over 129 developments in Oakland. Of these units, 166 are designated for persons with disabilities and/or HIV/AIDS, 3,135 for families, and 4,196 for seniors. Another 679 privately owned subsidized rental units are in residential hotels and 90 are transitional housing units for homeless individuals and families.

- The Oakland Housing Authority (OHA) owns and operates public housing units and administers the Section 8 Certificate and Voucher Programs According to the 2008 Making Transitions Work Annual Report, OHA owns and operates 3,221 units of public housing. This figure includes three large developments for families, five sites specifically designated for seniors, five mixed-income (HOPE VI) sites, and 254 small sites scattered throughout the City.
- The Housing Authority provides 11,586 Section 8 Vouchers for low-income residents for use in the private rental market.
- Assisted rental housing is a limited resource in Oakland, and the loss of such housing can adversely affect the ability of low-income renters, particularly those earning less than 30 percent of median income, to find affordable housing. As of 2008, the City of Oakland has lost 209 affordable rental units in five projects: Garden Manor Square (71 units), Park Villa (44 units), Park Village (84 units), S&S Apartments (5 units), and the Smith Apartments (5 units).
- As of 2008, there are 4,280 privately owned, federally-subsidized affordable housing units (in 51 properties) in the City of Oakland. Of these 51 properties, 36 (almost 71 percent) are owned by non-profit organizations, with the remaining 10 owned by for-profit companies and 5 are limited-dividend partnerships.
- There are 4,585 units of at-risk housing in Oakland. Of those units, 468 have Project-based Section 8 contracts set to expire between 2009 and 2014. Two of the three owners of these developments stated that they had already renewed their subsidy contract or intended to renew in the future.
- There are twenty-six developments consisting of 1,979 units, that are technically considered “at-risk” of conversion between 2014 and 2019. City staff confirmed that all of these developments are owned by nonprofit organizations and that most of these developments have regulatory restrictions. There were a few developments for which City staff was unable to determine regulatory agreements beyond the Section 8 contract expiration date. Since all developments in question are owned by a nonprofit entity, City staff are not concerned that these affordable units will be lost.

Population and Employment Trends

- Oakland’s population growth of seven percent between 1990 and 2000 was about half the countywide rate of 14 percent and the statewide 13 percent rates during the same period of time.
- As in many other cities, Oakland has undergone a post-industrial transformation from a manufacturing to a service-oriented economy and now must adjust again to take advantage of the new industrial/technical-based economy (software/multimedia, telecommunications, bioscience and biotechnology, etc). More recently, Oakland’s residents held more jobs in construction, trade and logistics, and food production employment.
- As of 2004 Oakland boasted at least 47,000 industrial jobs (Employment Development Department Data 2004), with about half of those at the Oakland International Airport and the Port of Oakland. These jobs provide a living wage, at an average of \$53,000 per year, but the numbers of jobs has lessened as larger production facilities, often owned by multi-nationals, have moved to other states or been off-shored.

- The decline in Oakland’s industrial employment, mirroring larger trends throughout the country, has been compounded by the changing characteristics of blue-collar jobs and increased distance to the newer work centers of the Bay Area, and by the emerging communities in the Sacramento Valley.
- The large decline in federal jobs in Oakland of more than 37,000 between 1990 and 2000 was due to the military base closures at Mare Island, Hamilton Air Force Base, Bayview Hunters Point and the Oakland Army Base. The loss of these well-paid blue collar jobs has not yet been offset by increases in other employment sectors. On the one hand, job losses among Oakland residents alone is projected at 1,810 direct civilian and 2,820 military jobs held by Oakland residents, as well as around 4,000 indirect and induced resident jobs and up to \$140 million in economic loss, both payroll and procurement. On the other hand, studies have shown that base conversion, properly handled, can be a net job producer.
- According to the 2000 Census, 39 percent of Oakland residents held management, professional, and related jobs. Over half of City residents worked in service-related public and private industries.
- Most of the largest employers are governmental agencies, health care service firms, and other corporate service firms. One measure of the change in Oakland’s economy since the 1950s is that few of the top 50 employers are manufacturing firms.
- In May 2008, analysis and planning stages were completed and the implementation plan for an economic development strategy was launched. *A Collaborative Economic Development Strategy for Oakland* is the implementation plan that identifies four industries where the City in collaboration with private sector, labor and academia will work to increase private investment and encourage workforce development programs with a goal of creating 10,000 new jobs between 2008-2013. These four industries are: 1) International Trade & Logistics, 2) Healthcare & Life Sciences, 3) Green Technology, and 4) Creative Arts (Art, Design, & Digital Media).

C. LAND INVENTORY

Chapter 4 contains an inventory of sites suitable for development of housing for all economic groups. The inventory is summarized in the chapter itself, and the detailed inventory may be found in Appendix C.

According to the RHNA, the City should plan to accommodate 14,629 housing units between January 2007 and June 2014, of which 1,900 should be affordable to very low-income households (Oakland estimates that 50% of the Very Low Income Need, or 950 units, is for households that are Extremely Low Income i.e. at or below 30% of area median income), 2,098 to low-income households, 3,142 to moderate-income households, and 7,489 to above-moderate-income households. Sites on which such housing might be constructed should permit adequate densities and contain infrastructure and services to increase the financial feasibility of producing housing affordable to low-income residents.

State law requires that cities complete an inventory of developable sites and identify those sites that are adequately zoned and have appropriate infrastructure to support the development of housing units to meet the regional housing allocation, including providing sufficient housing units for all income levels.

The City’s analysis divides sites into four groups. The first group consists of sites on which projects have been constructed since January 2007, or on which units were under construction as of August

2008. For these sites, the number and affordability is clearly identifiable since an actual project exists. This group does not include most scattered site single family developments that have been completed recently, which would add several hundred units each year to the total.

The second group consists of sites that have received entitlements (planning approvals) and therefore have been approved by the City for a specific number of units. Also included in this group are sites on which identified projects are in predevelopment and for which there are specific proposals for units and affordability levels that the City is working to implement.

The third group consists of major projects with submitted applications under review, or projects that are under discussion and expected to apply. Affordability for these projects is estimated based on projected rents/sales prices; most are above moderate income. Some of these market rate rentals may have rents affordable to “moderate” income households.

The fourth group consists of “opportunity sites” identified by the City as a result of several studies or planning analyses. This is not an exhaustive inventory and focused only on strategic areas in which the City is actively promoting development or assessing development capacity. Many sites are envisioned for downtown, along the City’s major transit corridors and in the BART transit village projects. These studies have focused almost entirely on sites with the capacity for medium and high-density multi-family developments, and therefore again do not include scattered site single-family sites. The calculation of the number of units that could be accommodated on these sites is below the maximum number of units allowed under the General Plan and Zoning Ordinance, and is based on the typical densities that have been developed on similarly zoned sites in recent years, which has generally been below the maximum allowable density.

The results of this analysis show that housing potential on land suitable for residential development in Oakland is large and is more than adequate to meet Oakland’s allocation of regional housing needs (RHNA).

Between January 2007 and August 2008, a total of 1,134 new housing units had been constructed or were under construction (including 489 affordable units). Again between January 2007 and August 2008 a total of 5,005 units had received planning approvals but had not yet started construction (including 426 affordable units). There are also 7,070 units planned (including 48 affordable units). **Based on these three stages of housing unit development, the City has already identified enough units, in specific projects that have been built, approved or planned, to accommodate nearly all the units required to meet is Regional Housing Needs Allocation.**

Because most of the approved and planned units are in market rate projects, the City has identified “housing opportunity sites” that could accommodate development of housing for very low, low and moderate income households. While there is no guarantee that development will occur on all these sites, taken together they are capable of accommodating approximately 8,672 to 10,759 additional units. Most of these sites are zoned for multi-family development along major corridors, in the downtown, and in transit village areas, and thus could accommodate a range of income types depending only on the availability of adequate financial subsidies to make possible the development of units for very low and low income households. These projections are based on conservative estimates of the capacity of these sites, below the maximum densities permitted by the City’s General Plan and Zoning Ordinance. **In sum, the City has identified sufficient sites that can accommodate its housing needs allocation and specifically meet the needs for affordable housing development.**

The following table provides a summary of the housing potential on land suitable for residential development in Oakland in each of the four categories described above. A detailed inventory listing

the potential sites and additional background information on assumptions and sources of data is presented in Appendix C.

Housing Development Potential on Identified Sites

	Total	Units By Affordability Category				
		Extremely Low Income	Very Low	Low	Moderate	Above Moderate
Group 1: Units Built or Under Construction (as of mid-2008)						
Subtotal	1,134	54	248	187	65	580
Group 2: Units Approved (as of mid-2008)						
Subtotal	5,005	57	187	226	80	4,455
Group 3: Units Planned (as of mid-2008)						
Subtotal	7,070	-	-	48	-	-
Potential Units on Additional Housing Opportunity Sites						
Subtotal	8,672– 10,759	-	-	-	-	-

D. SUMMARY OF PROGRAM RESOURCES

Chapter 5 provides a description of the program resources available to address the City’s housing needs. These include local funds, federal grant funds received by the City, and funds available from other sources.

The Oakland Redevelopment Agency’s Low- and Moderate-income Housing Fund is the primary source of housing funds utilized to support the City’s housing programs. The City has nine redevelopment project areas from which tax increment revenues are collected. In 2000 and 2006, approximately \$95 million was raised through tax allocation bonds backed by the Low-and Moderate Income Housing Fund. Most of these funds have already been committed to housing development projects, including projects anticipated to start and complete construction during this Housing Element period.

In FY 2008-09, the gross tax increment for all redevelopment areas is estimated to be approximately \$125 million yielding \$31 million in deposits to the Low- and Moderate-Income Housing Fund. The Redevelopment Agency anticipates modest increases in revenues through 2014.

The City also receives federal HOME, CDBG, and other program funds that are allocated for housing. HOME funds are used primarily for housing development projects. In FY 2008-09, the City received approximately \$4.3 million in HOME funds.

The City currently receives \$8.3 million annually in Community Development Block Grant funds for housing activities including loans for rehabilitation of owner-occupied housing, capital and operating costs of shelter and housing for the homeless, housing counseling and fair housing services. The City receives approximately \$362,000 in federal Emergency Shelter Grant funds for support of shelter and services for the homeless.

In FY 2008-09, the City was awarded \$8.25 million in supplemental CDBG funds under the Neighborhood Stabilization Program (NSP) to assist with the acquisition, rehabilitation and resale or rental of foreclosed homes and apartments. This is a one-time award; grant activities will be carried out over a four year period.

Affordable housing developers in Oakland routinely apply for additional funds provided by the state and federal governments, and private sources, including:

- low-income housing tax credits
- HUD’s Section 202 and Section 811 programs for seniors and persons with disabilities
- State of California Housing programs administered by both the Department of Housing and Community Development and the California Housing Finance Agency
- private lending programs
- foundation grants

The City’s willingness to make early commitments of local funds for housing development projects makes Oakland-based projects more competitive for outside funding.

In addition, affordable and mixed-income housing projects in Oakland, most of them already receiving assistance from the City or Redevelopment Agency, have been awarded over \$80 million in funds from Proposition 1C under the State’s Transit Oriented Development and Infill Infrastructure Grant competitive grant programs.

E. ANALYSIS OF CONSTRAINTS TO HOUSING

Chapter 6 contains a detailed discussion of potential constraints to the City’s ability to provide or accommodate the provision of housing to meet its identified housing needs. The discussion of constraints examines those aspects of the City’s policies and procedures that might constitute constraints. Appendix E contains a broader and more detailed description of all of the City’s land use planning and development review standards and procedures that provides background for the analysis contained in Chapter 6.

Governmental Constraints

The term “governmental constraints” refers to the policies and regulations of the City that impact housing. The City has undertaken an analysis of its General Plan, Zoning Ordinance, development standards and permit processes to determine what constraints may exist.

The City has few constraints to housing relative to those in other jurisdictions, and in recent years it has undertaken a number of initiatives to encourage private development and expand the production of affordable housing.

To encourage housing production and reduce regulatory barriers, the City updated its General Plan in 1998, which increased the areas in the City where higher density residential and mixed use development could be built. These changes to the General Plan encourage more housing in the City, near job centers, with access to transportation and other services. Since 1998, the City of Oakland

has undertaken actions to reduce the impact of local government regulations and fees on the cost and availability of housing. Beginning with the General Plan update in 1998, the City has:

- increased residential densities,
- created new mixed-use housing opportunities along major transportation corridors and in the downtown,
- reduced open space requirements in high density residential zones in the Downtown, and in the Transit Oriented Development Zone (S-15),
- streamlined the environmental review process for downtown projects,
- adopted a Density Bonus Ordinance,
- adopted a secondary unit ordinance and streamlined the process for approval,
- created new fast-track and streamlined permit processes, and
- adopted Standard Conditions of Approval to, in part, streamline the CEQA review process.

A Citywide zoning update is underway in 2009 to adopt new zoning districts which implement the policies of the General Plan.

Among provisions in the City's current development regulations that encourage and facilitate housing are allowances for relatively high residential densities and land coverage in most areas of the City, low parking requirements, allowances for residential and residential/commercial mixed-use projects in commercial zones, and allowances for a wide range of alternative housing types, group homes, and shelter facilities to meet the needs of special population groups.

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests, and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by state law, which requires that "a public agency may not charge applicants a fee that exceeds the amount reasonably necessary" to provide basic permit processing services (California GC Sec. 65943 (e)). *Unlike most surrounding jurisdictions, Oakland does not charge impact fees for residential development.* Fees for water and sewer services are charged by the East Bay Municipal Utility District, while school impacts fees are charged by the Oakland Unified School District.

Total building fees typically range from \$25,000 and \$40,000 per dwelling unit. When compared to the market cost of producing housing in Oakland (land and site preparation, construction, financing, etc.), permit and impact fees, while a cost factor, are not as significant as other cost factors in the production of affordable housing (such as the market cost of land and State requirements to pay prevailing wages on construction labor for housing development assisted with public funds).

Non-Governmental Constraints

Non-governmental constraints are those factors that limit and impact the production, availability, and cost of affordable housing. These non-governmental constraints include land costs, environmental hazards, land availability, construction costs, financing, and neighborhood sentiment.

Market prices for land are high in the desirable, high-cost San Francisco Bay area and increased dramatically until 2007. As of late summer and early fall of 2008, though, real estate has had price reductions due to the mortgage lending crisis and resulting instability in the banking industry. As evidenced in Chapter 3, declines in home sales prices as of July 2008 has brought prices down to levels seen in approximately 2001 to 2003. Long term, however, the desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand is increasing for housing close to employment centers such as Oakland and San Francisco is likely to continue to be relatively strong given the demand for locations near urban centers.

Recent sampling of land acquisition costs for City of Oakland-funded affordable housing ranged from almost \$19,000 to almost \$55,000 per unit and is largely a function of project density.

The cost of land and land preparation is further increased in Oakland by the fact that most sites with housing development potential are relatively small parcels that can be difficult to develop (including those that might be irregularly shaped). Many sites have existing structures and infrastructure that must be removed, replaced, and/or reconfigured. The redevelopment of underutilized sites also adds to the cost of development when contaminated soils or hazardous materials in existing buildings/structures must be mitigated.

Another significant contributing factor to housing costs in Oakland is the cost of construction (materials and labor), which typically represents 50 to 60 percent of the total development costs. These tend to be higher in the San Francisco Bay area than in the interior of the California—between \$90 to \$140 per square foot for custom construction and luxury finishes (RS Means 2001). While hard costs for an average-quality wood-frame construction for multi-unit apartment buildings ranged from \$100 and \$150 per square foot.

F. HOUSING ELEMENT GOALS AND POLICIES

Chapter 7 lays out the City's goals, policies and planned actions to address its housing needs.

The City has adopted eight goals to address adequate sites, the development of affordable housing, the removal of constraints to housing, the conservation of existing housing and neighborhoods, the preservation of affordable rental housing, equal housing opportunity, sustainable development and smart growth, and public access to information through technology. This Executive Summary lists the City's goals and policies. Chapter 7 contains these goals and policies with implementing actions.

Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups

Policy 1.1 DOWNTOWN AND MAJOR CORRIDOR HOUSING PROGRAM

The City will target development and marketing resources in the downtown and along the City's major corridors that are easily accessible to transit, jobs, shopping and services.

Policy 1.2 AVAILABILITY OF LAND

Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation.

Policy 1.3 APPROPRIATE LOCATIONS AND DENSITIES FOR HOUSING

Consistent with the General Plan Land Use and Transportation Element adopted in 1998, review and revise the residential development regulations with the intent of encouraging and sustaining a diverse mix of housing types and densities throughout the City for all income levels.

Policy 1.4 SECONDARY UNITS

Support the construction of secondary units in single-family zones and recognize these units as a source of affordable housing.

Policy 1.5 MANUFACTURED HOUSING

Provide for the inclusion of mobile homes and manufactured housing in appropriate locations.

Policy 1.6 ADAPTIVE REUSE

Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.

Policy 1.7 REGIONAL HOUSING NEEDS

The City of Oakland will strive to meet its fair share of housing needed in the region.

Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households

Policy 2.1 AFFORDABLE HOUSING DEVELOPMENT PROGRAMS

Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.

Policy 2.2 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.

Policy 2.3 DENSITY BONUS PROGRAM

Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very low-, low-, and moderate-income households and/or seniors.

Policy 2.4 SUPPORT MAYOR AND CITY COUNCIL'S DISCUSSION OF ADOPTING A COMPREHENSIVE HOUSING POLICY

The City will continue to consider a comprehensive housing policy that addresses concerns from all constituents. Policy elements will include those discussed in the February 2008 Housing Policy Proposals submitted by the Mayor and members of the City Council.

Policy 2.5 PERMANENTLY AFFORDABLE HOMEOWNERSHIP

Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.

Policy 2.6 SENIORS AND OTHER PERSONS WITH SPECIAL NEEDS

Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.

Policy 2.7 LARGE FAMILIES

Encourage the development of affordable rental and ownership housing units that can accommodate large families.

Policy 2.8 EXPAND LOCAL FUNDING SOURCES

Increase local funding to support affordable housing development and develop new sources of funding.

Policy 2.9 RENTAL ASSISTANCE

Increase the availability of rental assistance for very low-income households.

Policy 2.10 PATH STRATEGY FOR THE HOMELESS

Implement the City's Permanent Access to Housing (PATH) Strategy to end and prevent homelessness and to increase housing opportunities to the homeless through acquisition, rehabilitation and construction of over 7,000 housing, master leasing and short-term financial assistance.

Policy 2.11 PROMOTE AN EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING THROUGHOUT THE COMMUNITY

The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.

Policy 2.12 AFFORDABLE HOUSING PREFERENCE FOR OAKLAND RESIDENTS AND WORKERS

Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of Oakland and/or Oakland Redevelopment Agency funds provided through its annual Notice of Funding Availability process.

Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups**Governmental Constraints**

Policy 3.1 EXPEDITE AND SIMPLIFY PERMIT PROCESSES

Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.

Policy 3.2 FLEXIBLE ZONING STANDARDS

Allow flexibility in the application of zoning, building, and other regulations.

Policy 3.3 DEVELOPMENT FEES AND SITE IMPROVEMENT REQUIREMENTS

Reduce the cost of development through reasonable fees and improvement standards.

Policy 3.4 INTERGOVERNMENTAL COORDINATION

Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.

Non-Governmental Constraints

Policy 3.5 FINANCING COSTS

Reduce financing costs for affordable housing development.

Policy 3.6 ENVIRONMENTAL CONSTRAINTS

Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.

Policy 3.7 COMMUNITY OUTREACH AND EDUCATION

Increase public acceptance and understanding of affordable development and issues through community outreach.

Goal 4: Conserve and Improve Older Housing and Neighborhoods

Policy 4.1 HOUSING REHABILITATION LOAN PROGRAMS

Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very low and low-income households.

Policy 4.2 BLIGHT ABATEMENT

To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.

Policy 4.3 HOUSING PRESERVATION AND REHABILITATION

Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the two-year Mills Act program.

Goal 5: Preserve Affordable Rental Housing

Policy 5.1 PRESERVATION OF AT-RISK HOUSING

Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market rate housing.

Policy 5.2 SUPPORT FOR ASSISTED PROJECTS WITH CAPITAL NEEDS
Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.

Policy 5.3 RENT ADJUSTMENT PROGRAM
Continue to administer programs to protect existing tenants from unreasonable rent increases.

Policy 5.4 PRESERVATION OF SINGLE ROOM OCCUPANCY HOTELS
Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely low-income households.

Policy 5.5 LIMITATIONS ON CONVERSION OF RESIDENTIAL PROPERTY TO NON-RESIDENTIAL USE
Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.

Policy 5.6 LIMITATIONS ON CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS
Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.

Policy 5.7 PRESERVE AND IMPROVE EXISTING OAKLAND HOUSING AUTHORITY-OWNED HOUSING

Goal 6: Promote Equal Housing Opportunity

Policy 6.1 FAIR HOUSING ACTIONS
Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary.

Policy 6.2 REASONABLE ACCOMMODATIONS
Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services

Policy 6.3 PROMOTE REGIONAL EFFORTS TO EXPAND HOUSING CHOICE
Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing

Policy 6.4 FAIR LENDING
Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.

Goal 7: Promote Sustainable Development and Sustainable Communities

Policy 7.1 SUSTAINABLE RESIDENTIAL DEVELOPMENT PROGRAMS

Develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.

Policy 7.2 MINIMIZE ENERGY CONSUMPTION

Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.

Policy 7.3 ENCOURAGE DEVELOPMENT THAT REDUCES CARBON EMISSIONS

Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.

Policy 7.4 MINIMIZE ENVIRONMENTAL IMPACTS FROM NEW HOUSING

Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.

Policy 7.5 Promote Household Health and Wellness by Conducting Health Impact Assessments

Encourage linkage of land use planning with public health planning as a way to improve the health of Oakland's residents, reduce personal and government health costs and liabilities, and create more disposable income for housing.

Goal 8: Increase Public Access to Information through Technology

Policy 8.1 ELECTRONIC DOCUMENT MANAGEMENT SYSTEM

As part of a comprehensive update to the City's Permit Tracking System, the City should increase public access to information on City policies, programs, regulations, permit processes, and the status of specific parcels through electronic means.

Policy 8.2 ON-LINE ACCESS TO INFORMATION

Expand the availability of information regarding meetings, hearings, programs, policies and housing-related issues through development and improvement of its web site.

Policy 8.3 GEOGRAPHIC INFORMATION SYSTEM

Update the City's Geographic Information System (GIS) to provide more accurate and user-friendly access to information about parcels and neighborhoods.

G. QUANTIFIED OBJECTIVES

State law (California Government Code Section 65583[b]) requires that the City’s Housing Element contain quantified objectives, relative to the maintenance, preservation, improvement, and development of housing. The California Department of Housing and Community Development’s website publication, *Building Blocks for Effective Housing Elements*, recommends that housing elements contain three broad categories of quantified objectives: new construction, rehabilitation, and conservation. A subset of the conservation objective is the preservation of at-risk subsidized rental housing.

While the City has identified sites sufficient to meet its entire Regional Housing Needs Allocation, the City does not anticipate having sufficient financial resources to ensure that the entire need for very low, low and moderate income units will be met. A substantial portion of the City’s resources are anticipated to be devoted to assisting households with the greatest needs – very-low and low income households.

Table 8-1 on the following page provides a summary of the City’s quantified objectives for these broad categories by income level. **These objectives are a reasonable estimate of what the City may be able to achieve based on projects that are currently underway but not yet completed, historical rates of funding and completion, and estimates of likely funding resources over the next five years.**

City of Oakland Quantified Objectives (2007 – 2014)

Activity Type	Estimated Number of Units				
	by Affordability Level				
	Extremely Low	Very Low	Low	Moderate	Total
New Housing Construction¹					
Units Built	250	1,350	300	100	2,000
Housing Rehabilitation²					
Substantial Rehab	70	530	200	--	800
Moderate and Minor Home Rehab ³	300	600	300	--	1,200
Housing Conservation/Preservation					
At-Risk Units (See Ch. 3, Table 3-51)	200	168	100	--	468
Reconstruction of Large Public Housing Developments	104	30	--	--	134
Oakland Housing Authority (Scattered Sites)	840	240	120	--	1,200
Homebuyer Assistance					
Mortgage & Down payment Assistance	25	25	150	150	350

¹Includes units for multi-family rental, homeownership, senior, special needs, and permanent supportive housing. Estimate is based on units currently planned or approved, and funded, as well as an estimate of the number of additional units that can be completed by 2014 with present levels of local financial resources.

²Includes substantial rehabilitation of rental or public housing units.

³Includes existing City of Oakland programs such as: Emergency Home Repair, Home Maintenance and Improvement, Lead-Safe Housing, and Minor Home Repair.

1. INTRODUCTION

A. STATE LAW REQUIREMENTS

The contents of this document reflect a combination of local issues, priorities, and state law requirements. California law (Government Code Section 65583) requires, in part, that each city and county adopt a housing element that contains:

- (a) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs; this includes identifying a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit (known as “SB 2”);
- (b) a statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;
- (c) an inventory of developable sites capable of accommodating development of housing for a range of income types to meet the City’s share of the regional housing need; and
- (d) a program which sets forth a schedule of actions through 2014 to implement the policies and achieve the goals and objectives of the housing element.

B. REGIONAL HOUSING NEEDS ALLOCATION

An important part of the Housing Element is the determination of the City’s new housing construction need. Under California law (California Government Code Section 65584), new housing construction need is determined, at a minimum, through a regional housing needs allocation (RHNA) process. In the RHNA process, the California Department of Housing and Community Development (HCD) determines the amount of housing needed for all income groups in each region, based on existing housing need and expected population growth. In April 2007, HCD determined that, at a minimum, the nine-county Bay Area plan for 214,500 units between 2007 to 2014 to satisfy regional demand.

Each City’s share of regional housing demand is based on a plan prepared by the Association of Bay Area Governments (ABAG), the *Regional Housing Needs Allocation* that was adopted in May, 2008. Oakland (along with all other cities and counties in the state) must plan to accommodate its share of the housing need of persons at all income levels. Under the ABAG plan, Oakland must accommodate 14,629 new housing units between January 2007 and June 2014 to meet its “fair share” of the state’s housing need. Of these housing units, 1,900 should be affordable to households earning no more than 50 percent of median income, 2,098 to households earning between 50 percent and 80 percent of median income, 3,142 to households earning between 80 percent and 120 percent of median income, and 7,489 to households earning more than 120 percent of median income.

The City’s responsibility under state law in accommodating its regional housing allocation is to identify adequate sites that will be made available through appropriate zoning and development standards and with services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells to encourage the development of a variety of types of housing for

all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing..

Actual Housing Production to Date Compared to Housing Needs

The planning and production of housing has increased significantly in Oakland since 1998. As a result, the City has not only demonstrated its capability to adequately meet Oakland’s housing allocation set forth under ABAG’s RHNA, but also to surpass the formulated requirement. At the same time, Oakland has also been successful addressing the specific needs for affordable housing development. As of mid-2008, the following statistics were accurate:

- a total of 1,128 units, including 420 publicly-subsidized (affordable) units, were constructed, with building permits “finaled”, or were under construction, with building permits issued
- between January 2007 and August 2008, 4,442 market-rate units had Planning division approvals, and 563 affordable units were funded, but neither group had yet to start construction
- 7,022 market rate units and 48 affordable units are in a stage of pre-development, either with a formal Zoning pre-application on file with the Planning division, or, in the case of the affordable housing units, with preliminary funding commitments or site acquisition assistance from the City.

Based on these three stages of housing unit development alone, Oakland has already committed to develop a majority of the sites needed to satisfy the RHNA requirement.

Chapter 4 provides a full analysis of these projects as well as an inventory of “opportunity sites” capable of accommodating at least 11,000 additional housing units, using conservative assumptions about density (based on current building trends and economic constraints) that are well below the current allowable densities permitted by the City’s General Plan and Zoning Ordinance.

C. OAKLAND’S POLICY CONTEXT

While the Oakland Housing Element addresses the State requirements described above, it also incorporates a number of important local strategies that have been adopted by the City in recent years. Among these are:

Updated General Plan Land Use and Transportation Element

In March 1998, the City adopted a new *Land Use and Transportation Element* for its General Plan. The updated element establishes land use classifications and density designations to promote higher density development in key areas while protecting existing single-family neighborhoods. The growth of new residential development is focused primarily in several key areas:

- Major Transportation Corridors
- Downtown Oakland
- Transit-oriented Districts (especially around BART stations)
- The Waterfront Area

Sustainable Oakland

The City of Oakland is committed to becoming a model sustainable city. – a community in which all people have the opportunity to live safe, healthy and fulfilling lives. Protecting a clean and ecologically healthy environment; growing a strong economy; maintaining quality housing affordable and accessible to Oakland residents; and fostering a safe, equitable and vibrant community are all critical components of this vision.

The Sustainable Oakland program, launched by the Oakland City Council as the Sustainable Community Development Initiative in 1998, works to advance Oakland’s sustainable development through innovative programs and practices addressing social equity, improved environmental quality, and sustainable economic development. Program activities include: fostering inter-agency cooperation to address key sustainability problems and opportunities and improve performance; tracking and reporting on sustainability performance; promoting Oakland’s sustainability story; advising on opportunities to improve sustainability performance; performing community outreach; fostering communication between the Citywide stakeholders; and seeking innovative ways to finance sustainability improvements.

In recognition of the leadership and actions of the Oakland community, Oakland ranked 9th among the largest 50 U.S. cities in 2008 in overall sustainability performance⁶. The City of Oakland has adopted a range of significant policies and implemented a number of programs and projects that help to reduce climate pollution, green the city and move us toward our goal of becoming a model sustainable city. Individual choices, resourceful collaborations, and the tremendous dedication and efforts of community members all contribute to help conserve energy, curb global climate change, reduce our dependence on oil and polluting vehicles, create green jobs, grow green businesses, reduce waste, enhance our built environment, restore creeks, and green the natural environment in which we live.

Affordable Housing Strategy

Affordable housing is a major policy priority for the City of Oakland. The City has had an active housing development program for nearly 25 years, and has assisted in the development of thousands of units of newly constructed and substantially rehabilitated housing for very low, low and moderate income families, seniors and people with special needs. The City has also devoted substantial resources to preserving the existing housing stock, including homes owned by low income families, and to expanding opportunities for low income renters to become homeowners.

Consolidated Plan 2005

The City’s affordable housing strategy is outlined in the Consolidated Plan for Housing and Community Development prepared in May 2005. The Consolidated Plan – which is required as part

⁶ See Sustainlane, <http://www.sustainlane.com/us-city-rankings/>

of the City's federally-funded housing and community development programs – sets forth the City's needs, market conditions, strategies, and actions for addressing the housing needs of very low and low income households. The plan is designed to achieve the following goals:

- Addition and maintenance of the supply of affordable supportive housing for low-income and special needs populations, including homeless
- Creation of suitable living environments through neighborhood revitalization and improvements in public facilities and services
- Expansion of economic opportunities for lower income households

Key components of this strategy are outlined below.

- Expansion (Rental Housing Production) and preservation of the supply of affordable rental housing
- Expansion of the supply of affordable ownership housing (Ownership Housing Production)
- Expansion of ownership opportunities for first-time homebuyers (Homebuyer Assistance)
- Improvement of existing housing stock (Housing Rehabilitation)
- Provision of rental assistance for extremely low and very low income families (Rental Assistance)
- Implementation of a "Housing First" homeless strategy via Oakland's Permanent Access to Housing Plan (PATH Plan)
- Removal of impediments, promotion of fair housing and expansion of housing choices (Fair Housing)

Blue Ribbon Commission on Housing (Findings submitted to City Council September 2007)

A Blue Ribbon Commission was devised by the City Council in 2006 to develop recommendations for a comprehensive housing strategy to ensure that housing (both rental and homeownership) is affordable to all income levels within the City. Six recommendations were made; however, note that none have been implemented. Further discussion will continue during the Housing Element planning period. The six recommendations include the following:

- 1) Adopt an inclusionary housing ordinance for new ownership housing with more than 20 units with a phase in of inclusionary percentages from 5 to 20% over a three year period and depending if it is on-site or off-site inclusionary units;
- 2) Increase the Redevelopment Agency's contribution to the Low and Moderate Income Housing Fund from 25 to 35% within 2 years and up to 50% within 5 years;
- 3) Adjust affordability targeting requirements to households at or below 60% area median income (AMI) with a preference for 30% AMI;

- 4) Sponsor and support a ballot measure to issue a general obligation bond in the amount of \$200 million to assist with the development of rental and ownership housing;
- 5) Encourage support for a policy that requires that real estate transfer taxes generated from new housing construction be used to support affordable housing;
- 6) Two alternatives for a condominium conversion policy were proposed since there was no consensus one single policy proposal.

Mayor's Housing Policy Proposals (City Council Public Hearing February 2008)

In February 2008, Mayor Dellums proposed a comprehensive housing policy based on findings from the 2006-07 Blue Ribbon Commission; however, note that it has not yet been implemented. Further discussion will continue during the Housing Element planning period. The Mayor's Housing Policy Proposal contains the following elements:

- Modify the Condominium Conversion Ordinance
- Simplify the Provisions of the Rent Adjustment Program
- Return Foreclosed Properties to the Housing Supply
- Expand Existing Homebuyer and Homeowner Rehabilitation Programs
- Expand Funding Resources for Affordable Housing and Homelessness

D. PUBLIC PARTICIPATION AND POLICY DEVELOPMENT

Public Participation as an Ongoing Process

State law (California Government Code section 65583[c] [7]) requires the City to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.”

Public participation in Oakland has been an ongoing process since the adoption of the previous Housing Element. The identification of housing issues, needs, and strategies has been part of the City's planning processes and ongoing public dialogue on housing issues. Through this ongoing public input, the City has identified issues, concerns, and recommendations for housing policies and programs that are reflected in the updated Housing Element. The Housing Element is in large part a synthesis of these efforts, bringing into one document the analyses, priorities and policies that have developed over time with extensive public involvement.

Some of the planning and strategy documents that were used by the City in preparing this Housing Element are:

- 2008 Mayor Dellums' Housing Policy Proposal Public Hearing,
- 2007 Blue Ribbon Commission on Housing,

- 2007 Permanent Access to Housing (PATH) Plan for Oakland,
- 2006 Mayor Dellums' Community Task Force Report on Housing,
- 2005 Consolidated Plan for Housing and Community Development,
- Redevelopment Area planning.

All of these were developed with extensive public participation, public review and comment.

Over the years, the City has used a number of means and venues to encourage public participation in its planning and policy-making processes. Methods of notifying the public depend on the nature of an event and whether public participation is part of an ongoing process. Among the techniques the City uses to notify the public and encourage participation are printed notices in local newspapers, public service announcements on radio and television, web site listings, direct notification of community organizations and service providers, written notice to residents and property owners, notices posted in public locations, and utility bill inserts.

Public information and documents are provided in a variety of convenient formats, printed and electronic (many of which are posted on the City's Housing and Community Development web site: <http://www.oaklandnet.com/government/hcd/default.html>). Depending on the nature of the public outreach and the target audience, information will be posted in multiple languages and media (for persons with sensory disabilities), and the City will provide translators. The City uses community liaisons to encourage participation by individuals who might not otherwise participate in civic affairs due to language or cultural barriers. For those with sensory disabilities, the City provides sign language interpreters, real-time captioning, agendas in alternative formats such as large print, and other media that allow full participation by persons with disabilities.

To ensure that all segments of the population can participate in public meetings, the City selects locations that are accessible to persons with disabilities and attempts to hold public forums in locations that are accessible to those without private vehicles. Following is further detail on past and current opportunities for public input into housing policy development:

- **Public workshops and hearings on housing policy development and adoptions of plans.**
 - When Mayor Dellums was elected to office in 2006 he immediately set up, what was widely publicized and covered extensively in the local press, task forces on various issues impacting the City of Oakland. A call was made for volunteers to participate in the Mayor's Task force on Housing (among others). There were more than 50 official volunteer participants who convened during a three month period. Citizen participation in this task force included staff from tenant protection organizations, realtors, public interest lawyers, private businesspeople, employees of non-profit City service providers, for-profit real estate developers, affordable housing developers, academics, and non-affiliated Oakland residents. Although self-selecting to participate on this task force, the members seemed to represent diverse economic segments of the City.
 - The Blue Ribbon Commission (BRC) on Housing and resulting report was a product of extensive deliberations by members of the public. There were approximately 20 public meetings during the course of approximately nine months. The BRC participants were appointed by then Mayor Brown (3 members), Mayor-elect

Dellums (4), Councilmembers (1 per Councilmember-7 Council Districts), City Administrator (1), and City Attorney (1). The BRC included members of neighborhood organizations, non-profit service providers, for-profit real estate developers, affordable housing developers, former public officials, private businesspeople, lawyers, and academics. In addition to the voluntary commission membership, meetings were open to the public where a range from 15 to 50 members of the public attended the meetings in addition to the commission members. There was a public comment period at the beginning of every meeting. The outreach for these meetings followed Brown Act public noticing requirements. Meetings were located at various public community centers (senior centers and libraries) and rotated geographically so that at least one meeting took place in all City Council Districts. Participation in these meetings represented a diverse cross section of Oakland residents.

- The BRC process informed the Mayor's Housing Policy Proposal proposed in February 2008. This proposal was vetted during a lengthy public hearing and continued the public debate on critical housing issues such as inclusionary zoning and condominium conversion among other topics. There were over 60 speakers, representing a wide distribution of Oakland residents.
- **Annual Applications, Action Plans, and Performance Reporting for the City's Consolidated Plan for Housing and Community Development.** Federal funding sources used by the City require public participation in the development of funding applications and programs, annual performance evaluations open to public comment, and annual action plan updates that set priorities for the coming year with participation by the public. These events require extensive public notification, and the funding sources strongly encourage community outreach and participation.
- **Oakland Redevelopment Agency's Public Participation in Planning.** The City of Oakland has ten redevelopment areas that include downtown, the industrial neighborhoods, and some mixed residential/commercial corridors. Of those redevelopment areas, two are the largest in the state of California. Three redevelopment areas have regularly scheduled meetings of their Project Area Committees (PAC) that among other things discuss housing development-related topics on a regular basis. The low-to-moderate income housing fund currently receives 25% of the Redevelopment Agency's tax-increment (5% more than required by State law). The PAC members are elected representatives and must either live, own property, or own a business within the Redevelopment Areas. PAC meetings are open to the public and adhere to Brown Act public meeting requirements. The meeting agenda and meeting packets are posted with the City Clerk's office, emailed and mailed via USPS to interested citizens (with combined email and mailing lists of about 1,000 citizens), and the meeting calendars are maintained on each Redevelopment Area's respective websites. Most all meetings are well-attended by various segments of Oakland's citizens.
- **CDBG District Meetings.** The City has established Community Development District Councils comprised of residents, property owners, and business owners in each of the City's seven Community Development Block Grant project areas to discuss housing and community development issues, future needs, and recommendations for future projects and services to be funded through CDBG. Meeting are open to the public, who are encouraged to attend through updates on the City's web site, notices in community newsletters, notices at community centers and other public locations, and periodic mailings to residents and property owners.

Efforts to Achieve Public Participation in the Housing Element Update

To achieve public participation in the update of the Housing Element, the City undertook the following actions:

Methods of Distribution. The draft Housing Element was published in February 2009 and was made available in both hard copy at the City Planning Department public counter and on the City's web site. Notices that the draft was available were emailed to interested parties and the for-profit and non-profit housing development community, including all members of the Redevelopment Agency's Project Area Committees.

Public Meetings. The City conducted a community meeting on the draft Housing Element April 14, 2009. The purpose of this meeting was to brief community members and stakeholders about the public review draft of the *2007-2014 Housing Element*, to answer questions about the various housing policies and programs, and to solicit feedback about any other housing concerns. There were a total of 25 people who attended the meeting. In its efforts to solicit the general public to participate in the *2007-2014 Housing Element* update process, the City sent email notices to nearly two hundred citizens who expressed interest in the Housing Element, City Council staff, and representatives of both non-profit and for profit housing developers. In addition, non-profit advocacy groups, the faith community, and individual tenants of buildings which are subsidized for affordability were also contacted. City staff also contacted members of the Project Area Committees (PACs) and made individual presentations about the Housing Element at regular monthly meetings of the West Oakland, Central City East and Broadway/MacArthur PACs.

Public Hearings. Following the administrative review of the Housing Element by the California Department of Housing and Community Development, the City will: 1) hold public hearings before the City Planning Commission, starting on June 3, 2009; 2) hold a public meeting before the Community & Economic Development Committee of the City Council; and 3) hold public hearings before the City Council, where it is expected to be adopted. These public hearings are intended to be held in Summer and Fall of 2009. Public noticing of these meetings follows the Planning Code: in the case of the Planning Commission, a display ad was taken out on page E4 of the *Oakland Tribune* May 15, 2009 issue. Further, staff sent a copy of this public notice to all the members of the Redevelopment Agency Project Area Committees, and sent the notice to the email distribution list used to announce the April 14, 2009 community workshop (see paragraph above).

Requests for Public Comment. City staff produced a Public Comment form seeking written comments on the Housing Element. This form was circulated at the community meeting. In addition, a summary handout of the Housing Element contents and public review process was produced. The handout detailed how citizens could submit their written comments to City staff.

The City received letters from the following organizations and individuals:

- East Bay Housing Organizations
- Alameda County Child Care Planning Council
- Home Builders Association of Northern California
- residents Jacquee Castain and Glen Jarvis

E. ORGANIZATION OF THE HOUSING ELEMENT

The Oakland *Housing Element*, a part of the General Plan, is a comprehensive statement of the City's housing needs and strategies. The City has adopted other housing policies and plans that focus on specific topics (such as fair housing, homelessness, and the use of federal funds for low-income housing). The Housing Element addresses a broader range of issues than these other planning documents, including economic, social, planning, and regulatory issues.

The *Housing Element* provides the guiding principles and over-arching policies that define the City's housing strategy although much of the implementation for the Element is defined through the following other planning documents:

- General Plan Land Use and Transportation Element,
- Oakland Planning Code
- Consolidated Plan,
- Permanent Access to Housing (PATH) Plan,
- Fair Housing Plan (Analysis of Impediments to Fair Housing), and
- Redevelopment Project Area Plans.

The Housing Element incorporates strategies and implementing actions from these other plans and has been reviewed for consistency with these plans.

This Housing Element is divided into the following chapters:

Executive Summary. The executive summary provides an overview and road map of the City's findings and conclusions on housing issues and needs; land, funding, and other resources to meet those needs; and goals, policies, actions, and quantified objectives.

1. Introduction provides an overview of State requirements, a description of the public participation process, and a summary of the organization of the Housing Element.

2. Evaluation of 2004 Programs summarizes the City's achievements in implementing programs under the previous Housing Element, which was adopted in 2004. Lessons learned from an evaluation of achievements have been considered in the development of new goals, policies, and implementing actions in this Housing Element.

3. Existing Conditions/Opportunities describes current conditions and trends related to population, housing, and employment. Topics covered in this chapter include population and household characteristics, income and poverty, housing cost and condition, publicly assisted housing and housing programs, the status of subsidized rental housing that could convert to market-rate rental housing, and employment characteristics. Appendix A describes the methodology used for the housing condition survey. Appendix B contains a list of privately-owned subsidized rental housing to support the analysis of subsidized housing at risk of being converted to market-rate housing.

4. Land Inventory describes the availability and characteristics of land on which to develop housing to meet the City’s future needs. Among the issues covered in this chapter are the number, types, and affordability of housing units constructed since the beginning of the period covered by the Housing Element; the City’s ability to accommodate its remaining share of the region’s housing needs under the Association of Bay Area Governments (ABAG) *Regional Housing Needs Allocation* (RHNA); and potential constraints that could affect development potential on housing opportunity sites. Appendix C contains a detailed inventory of sites discussed in this chapter.

5. Housing Program Resources summarizes programs and funding resources available in the City of Oakland to assist in the development, rehabilitation, and conservation of housing affordable to low- and moderate-income households. Appendix D contains a directory with details on City housing programs.

6. Analysis of Constraints to Housing describes potential governmental and non-governmental factors that could affect the availability and cost of housing, particularly for low- and moderate-income households and population groups with special needs. Appendix E provides additional detail on specific requirements and provisions of the City’s zoning regulations, development standards, and approval processes.

7. Goals, Policies, and Programs contains the City’s housing goals, policies, and implementation actions—the heart of the City’s strategy for addressing its housing needs. The goals adopted in this Element address the provision of adequate sites for the development of housing (especially for low- and moderate-income households), constraints to the availability and affordability of housing, conservation and improvement of older housing and neighborhoods, preservation of affordable rental housing, equal housing opportunity, sustainable development, and public access to information through technology. Also included in this chapter is an implementation schedule that specifies responsible agencies, timeframes, potential funding sources, and objectives for each implementing action.

8. Quantified Objectives contains a summary of the City’s quantified objectives for housing development, rehabilitation, and conservation (preservation of affordable rental housing).

F. GENERAL PLAN CONSISTENCY

State law requires the *Housing Element* to contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code, Section 65583[c] [7] [B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements (See Appendix F).

1. Other General Plan goals, policies and programs

The City revised the *Land Use and Transportation Element* of the Oakland General Plan in 1998. This element outlines the vision for Oakland, establishing an agenda to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and

protect existing neighborhoods while concentrating new development in key areas. The Policy Framework and Strategy Diagram contained in that document shows areas that will be maintained and enhanced and those that are targeted for growth and change. In particular, higher density development is encouraged in the Downtown, along major corridors, at the waterfront, and near BART stations.

Fifteen broad classifications are depicted on the Land Use Diagram, grouped into five major categories, to graphically depict the type and intensity of allowable future development in various parts of the City. These classifications are the key to understanding the diagram and the City's land use pattern. They are intended to take into account the existing and historical patterns of development in Oakland. The Land Use Diagram graphically represents the intentions of the Policy Framework and Strategy Diagram reflecting areas of growth, enhancement, and conservation; it provides a basis for evaluating future development and future demand for services. The two diagrams satisfy State requirements that the General Plan designate the general distribution, location and extent of land uses and establish standards for population density and building intensity.

The General Plan element with the closest relationship to the Housing Element is the *Land Use and Transportation Element*, which contains both the policies that direct the location, density, and types of residential uses throughout the City, and the circulation system to support that development. The *Noise, Open Space and Recreation*, and *Historic Preservation* Elements of the General Plan also contain goals, policies and programs relevant to building and rehabilitating housing in the City, but these identified actions do not effect implementation of the Housing Element (see Appendix F, "Housing Policies in the General Plan").

2. Ensuring Consistency between Housing Element and General Plan

The vision and specific policies contained in the *Land Use and Transportation Element* seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation from ABAG. Most of the housing to be provided in Oakland will result from the development or redevelopment of under-used and infill parcels. Anticipated development on these sites are expected to be in compliance with policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The policies in the other General Plan elements will advance the ability of the City to achieve the objectives contained in the 2007-2014 Housing Element and implement specific housing policies and programs. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other General Plan elements. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

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

2. EVALUATION OF 1999-2006 PROGRAMS

A. FINDINGS AND CONCLUSIONS

State law (California Government Code Section 65588 (a) & (b)) requires cities and counties to review their housing elements to evaluate:

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

The City's previous Housing Element was adopted June 15, 2004 and covered the period January 1, 1999 to June 30, 2006.

In this 1999-2006 Housing Element period, Oakland's Regional Housing Need Determination was 7,773 housing units. City staff identified opportunity sites to accommodate 8,670 to 10,760 housing units based on low and high estimates of site build-outs (i.e.: sites that would house 10 to 35% more units than required). These sites were also located in zones with minimum densities suitable for very low-, low-, and moderate-income housing (in the so-called "Mullin densities," zones which allow housing to be built at 30 units to the acre, sufficient density to support affordable housing). The City came close to meeting the overall housing production goals though fell slightly short of those production requirements. Unfortunately, the City cannot control the housing market conditions to encourage housing development. In addition, subsidies available to develop affordable housing units can only stretch so far given the high land and development costs during this planning period. The City permitted the development of 1,328 very low-, low-, and moderate-income housing units with a grand total of 7,017 housing units permitted (Table 2-1)

The 1999-2006 *Housing Element* lists eight housing goals with policies and policy actions to be taken to achieve those goals. The specific policy goals identified in the 1999-2006 Housing Element will continue into the next planning period mostly unchanged though there are some modifications. Some policy goals identified will be discontinued in the 2007-2014 Housing Element because they do not appear to be effective or address current needs (see Chapter 7 Goals, Policies and Actions)

As anticipated, despite considerable success in leveraging outside funds (including bonds provided by Proposition 46 in 2002), the City encountered some difficulty in achieving very low-, low- and moderate-income housing production goals in the current planning period. The increasing gap between housing costs that very low-income households can afford and the cost of producing very low-income housing units, combined with the limited amount of subsidies to produce such housing, continues to challenge the City's ability to meet ABAG's regional housing allocation for the City for very low-income households. City staff will continue its work on regulatory incentives and finding new sources of financial assistance to address as much of the very low-income housing need as possible.

Within the sub-category of affordable multifamily rental housing rehabilitation, the City did not achieve its goals due to changes in state and federal funding for rental rehabilitation and the changing nature of the rental market since the mid-1990s. Rental property owners have little incentive to

participate in rehabilitation loan programs that include long-term rent restrictions. Even at low- or no interest, most rental property owners are reluctant to borrow money that deed restricts their properties for 30 years or more.

The City continues to encourage affordable housing development by issuing the annual Notice of Funding Availability. This competitive funding process has created a consistent and well-defined process for prioritizing and selecting housing projects from a pool of applicants that submit proposals. The Community & Economic Development Agency continues to improve coordination of housing assistance programs, regulatory incentives, and other actions to achieve the City’s housing goals.

Housing Production Targets

The City of Oakland’s housing unit production goals established by the 1999-2006 Housing Element and housing permits issued are summarized in Table 2-1 below.

**Table 2-1
Comparison of Housing Needs and Housing Production, 1999-2006**

State Identified Affordability Categories	1999-2006 RHNA	Building Permits Issued 1/1999 – 6/30/06
Very Low (up to 50% AMI)	2,238	547
Low (51-80% AMI)	969	626
Moderate (81-120% AMI)	1,959	155
Above Moderate (> 120% AMI)	2,567	5,689
Total	7,733	7,017

Source: City of Oakland building permit data, 2006; see “City of Oakland Annual Progress Report on Implementation of Housing Element, 2006”

Appropriateness and Effectiveness of 1999-2006 Programs

The 1999-2006 Housing Element established policies and programs to address the following housing goals:

- provide adequate sites suitable for housing for all income groups
- promote the development of adequate housing for low- and moderate-income households
- remove constraints to the availability and affordability of housing for all income groups
- conserve and improve older housing and neighborhoods
- preserve affordable rental housing
- promote equal housing opportunity
- promote sustainable development and smart growth
- increase public access to information through technology.

A summary of policy goals for 1999-2006 Housing Element is presented below followed by a detailed analysis of each goal, its policies and actions taken in support of those goals.

Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups

The City adopted a variety of policies to encourage housing development. Highlights of these policies include the “10K” Downtown Housing Program, implementing changes to its Planning Code and zoning map, instituting interim development guidelines to insure conformity with the General Plan and zoning regulations, expediting review of affordable units by assigning projects over 50 units to the Major Projects Division, allowing flexible parking and open space standards for dense projects and permitting secondary units of up to 650 sq. ft. without a conditional use permit to support alternate forms of affordable housing development such as multi-family developments, secondary units and manufactured housing. The City continues the process of updating its Planning Code, to implement the General Plan. Residential zoning districts and Mixed Use Commercial Corridors which encourages high-density housing are scheduled for adoption in late 2009. The City continued its work to revise a number of permit procedures and requirements for special needs housing and second units to facilitate the development of these types of housing.

Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households

The City has employed a combination of financial assistance and regulatory measures to stimulate the production of housing and preserve affordable housing opportunities. The City sponsors programs that supports renters and promotes homeownership.

The City increased its financial assistance and regulatory incentives for the development of affordable housing during the 1999-2006 Housing Element period. Using a combination of redevelopment low-income housing set-aside funds and federal entitlement funds, Oakland provided over \$97 million to assist in the construction or substantial rehabilitation of close to 2,900 affordable housing units. The City also provided pre-development assistance to nonprofit housing developers to pay the initial costs of some projects.

The City continued with an annual Notice of Funding Availability (NOFA) process whereby interested developers can submit proposals when city funds are available. These funds are allocated through a competitive application process. The City advertised the availability of funds, program guidelines, and application requirement through its web site and notices mailed to housing providers.

Other areas of City support for low- and moderate income housing included the implementation of a density bonus program and the formation of a Blue Ribbon Commission that studied Inclusionary Zoning, Condo Conversions and other possible housing policy strategies.

Oakland’s Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County’s EveryOne Home Plan, a countywide plan to be used as a roadmap for ending homelessness in the county over the next fifteen years. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS. Both EveryOne Home and PATH are based on a “Housing First” program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. The City services in this strategy included the development of the pipeline process for permanent supportive housing, capacity building for homeless services providers and housing developers, the redesign of the homeless service delivery system and the expansion of street action teams and outreach services.

Goal 3: Remove Constraints to the Availability and Affordability of Housing All Income Groups

Straightforward permitting, flexible zoning regulations, and generous density requirements are some of the methods Oakland uses to remove potential regulatory constraints to housing. The city permits multi-family housing in most medium- to high-density residential and commercial zones, and conditionally permits multi-family housing in lower-density areas. A total of 115 multi-family structures were completed within the planning period, 14 of which were affordable. Special needs housing is conditionally permitted in many residential and commercial zones throughout the City; 327 units of such housing was produced during the study period. Other efforts to improve permitting include implementing discretionary permit processes that include objective approval criteria and assigning priority to affordable housing projects. In 2006, the City revised its regulations to encourage more secondary units, by permitting the facilities in all residential zones, without a conditional use permit -- up to 500 square feet with minimal design review, and up to 900 square feet total; the previous regulation allowed a secondary units up to 650 square feet.

Requirements for on- and off-site improvements and environmental review (CEQA) and related mitigation measures act as regulatory barriers to the development of housing. However, Oakland attempts to streamline CEQA review, and uses a balanced approach to imposing conditions to mitigate the impacts of new housing development. Infill development often presents significant challenges to housing development as well. Potential issues associated with infill development include environmental contamination that adds time and expense to the process of developing housing. The City assists developers with environmental remediation by using funds received from the EPA for brownfields site assessment and clean-up. Oakland received two grants of \$200,000 from the EPA to assist with environmental remediation for the Uptown project and the Lion Creek Crossings development near the Coliseum BART station. The City also operates a \$1 million loan fund for environmental site assessment.

Citizen opposition is a significant obstacle to the development of affordable housing. The City actively supports East Bay Housing organizations and other entities in community outreach efforts and educational campaigns to gain community support for affordable housing.

Goal 4: Conserve and Improve Older Housing and Neighborhoods

To improve housing and neighborhood conditions, the City combined public investment, code enforcement, financial assistance for commercial revitalization, and financial assistance to improve the condition of residential properties. The City funded loans for owner-occupied housing in single-family neighborhoods for minor home repair, emergency home repair, and lead hazard control and painting. In addition, the City funded rehabilitation loans for both owner-occupied and rental buildings. In order to reduce the number of substandard vacant housing units, the City created a new vacant housing program to target acquisition and rehabilitation of these underutilized structures.

Code enforcement is also an important aspect of multifamily property rehabilitation. The City continued to implement several code enforcement strategies, including tenant habitability inspections, graffiti abatement, blight and unsecured property inspections, imminent hazard abatement and tenant relocation inspections, and certificate of occupancy inspections for vacated units that have been rehabilitated. The City targeted funding and code enforcement activities in designated neighborhoods to concentrate and increase the effectiveness these actions.

Goal 5: Preserve Affordable Rental Housing

The City assisted in the rehabilitation of low-income rental housing owned and operated by affordable housing organizations, while the Oakland Housing Authority focused on the maintenance and improvement of public housing. Most properties with expiring Section 8 contracts have been preserved with extended low-income restrictions.

A gap in the City's strategy related to substandard housing conditions has been the development of adequate incentives and funding in support of rental housing rehabilitation for profit-motivated property owners. The traditional sources of state and federal funding are no longer available: the Federal Rental Rehabilitation Program has been eliminated, and HOME and Redevelopment Agency financing require long-term rent and income restrictions. Profit-motivated property owners of market rate units are reluctant to restrict the rents they may charge in exchange for low-interest loans making these funding sources difficult to use.

An important element of affordable rental housing preservation is the support of capital needs improvements of existing structures. The City worked with local non-profit owners of affordable housing to advocate for more State and Federal financing. In addition, the City prepared for the release of a City Capital Needs NOFA.

Staff support and implementation of City ordinances protecting existing affordable housing is another method for preserving affordable rental housing. Existing City ordinances include Rent Adjustment, Residential Property Conversion, and Condominium Conversion.

Goal 6: Promote Equal Housing Opportunity

In 2005, the City completed its Analysis of Impediments to Fair Housing. This analysis is conducted by the City of Oakland's Community and Economic Development Agency every five years in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD). In order to receive federal grant funds for housing and community development, the City is required to prepare a Consolidated Plan describing needs, resources, strategies, priorities and proposed actions. The Consolidated Plan includes an annual certification by the City that it is taking actions to Affirmatively Further Fair Housing. The purpose of these actions is to eliminate discrimination and segregation in housing on the basis of race, color, religion, sex, age, disability, familial status or national origin, and to expand housing choices for all residents of Oakland. As part of the effort to attain this goal, HUD requires cities to engage in fair housing planning. This process requires: (a) the development of an Analysis of the Impediments to Fair Housing Choice (AI); (b) the development of activities to overcome the effects of the identified impediments; and (c) the development of a record keeping system to monitor and record the activities undertaken to reduce or overcome the identified impediments to fair housing choice. The City of Oakland has, for many years, pursued actions to further fair housing. The AI serves both as a resource to consolidate findings of individual housing-related analyses completed by or for the City of Oakland, and as a guide for fair housing planning in Oakland.

In addition, the City promoted equal housing opportunities by supporting local non-profit organizations that provide services such as support for fair housing and reasonable accommodations. In addition, City staff worked to promote fair lending practices throughout the City.

Goal 7: Promote Sustainable Development and Smart Growth

As Americans became more conscious of the threats of global warming, and the green movement gained momentum nationally, the City of Oakland continues to be a leader in implementing sustainable development practices. In May of 2006, the Oakland City Council adopted a resolution to encourage developers of residential and commercial projects to use green building design standards as set forth in the Alameda County Residential Green Building Guidelines for residential construction and the U.S. Green Building Council's LEED rating system for commercial construction. Many construction projects submit waste reduction plans to the City's Environmental Services Division and meet the minimum recycled materials requirement of 65%, while some construction projects recycle as much as 89% of their construction materials. Classes were offered to building inspectors about changes in State Law with regard to energy efficiency standards and other energy related topics. Oakland's Green Building Resource Center was initiated and nearly completed. The Center contains reference materials for developers seeking information on green building techniques. While the current sustainable development programs are voluntary, in July of 2008, the City Council president pledged to develop a mandatory green building ordinance.

Oakland is at the forefront of the smart growth movement since it is virtually built-out, and infill development represents the majority of development potential. The City assists developers of infill lots to devise creative solutions to challenging sites. Vertical buildings with structured and underground parking are encouraged by design review at the staff and Planning Commission level. Variances are supported for reduced parking and compact parking spaces to achieve density. Furthermore, Oakland's General Plan contains policies that encourage dense housing along the cities major thoroughfares, in the downtown and certain areas of Oakland's waterfront, especially the Jack London Square area. These areas are easily accessible to transit, jobs, shopping and services. The City has made development of large mixed-use transit oriented developments a high priority through efforts by the Planning, Public Works, Redevelopment and Housing Departments. These efforts have resulted in Transit Village plans for the areas surrounding the Fruitvale, West Oakland, MacArthur, and Coliseum BART stations. A station area plan is in the preliminary stages of development for the Lake Merritt Bart station as well. City of Oakland-funded new affordable housing developments are required to achieve a minimum of 50 points on the GreenPoints checklist. Additional points are allocated to developments with a commitment to achieving higher green building standards.

Goal 8: Increase Public Access to Information through Technology

Technical advances have enabled both City staff and the public easy access to planning related information. The STELLANT document management system has helped to coordinate multiple departments' review of projects since it contains project correspondence and is available to all City staff. The City's website has become an efficient tool to inform the public about current and past planning projects. Meeting notices, agendas, reports and minutes for Planning Commission, subcommittees, and City Council meetings are available online. The City's public interactive GIS system was updated to provide developers and the public access to detailed information about parcels and neighborhood characteristics.

B. REVIEW OF THE EXISTING HOUSING ELEMENT

Table 2-2 summarizes, and quantifies when possible, the City's accomplishments under the 1999-2006 Housing Element. The 1999-2006 Housing Element contained eight policy goals with specific policy statements and designated actions identified to carry out those policy goals. The evaluation presented in this table shows each goal, policy, and action and summarizes the actual

accomplishments, provides an analysis difference, and an indication of whether the City intends to continue implementing those goals, policies and actions in the next Housing Element cycle.

Implementation programs contained in the 1999-2006 Housing Element provided affordable housing unit development goals individually for each funding program. In reality, local, state, and federal funds were combined to develop, preserve, and rehabilitate Oakland's assisted housing units between 1999-2006. Wherever possible, the table below quantifies the number of households and/or units assisted. The City was unable to quantify accomplishments for several programs, as noted below. These include accomplishments for housing counseling and rent board cases.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Goal 1 Provide Adequate Sites Suitable for Housing for ALL income Groups				
Policy 1.1 Downtown Housing Policy Program ("10K")				
Action 1.1.1 Downtown Site Identification	Inventory vacant and underutilized land in areas of the Downtown, suitable for housing. Include estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	An inventory of vacant and underutilized parcels was completed in 2000 and posted on the City's Community and Economic Development Agency website. This inventory is also distributed by Downtown Redevelopment Area project managers. Many of these sites were developed as housing.	Complete, however, blighted properties are still listed on the City's website.	Retain. Modify to include targeting new housing development along major corridors in addition to the Downtown.
Action 1.1.2 Assist Developers with Site Assembly	Assist developers to assemble underutilized parcels within redevelopment project areas to create sites for future housing by providing information on sites suitable for assembly and development.	The City has negotiated and approved development agreements which required Redevelopment agency assistance with site assembly.(see development agreement reporting in Action 1.1.4)		Retain.
Action 1.1.3 Expedited Review	Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to the Major Projects Unit for priority permit processing, management tracking of applications, and scheduling of public hearing for completed applications.	All residential projects over 50 units are assigned to the Major Projects Division for priority review.		Retain.
Action 1.1.4 Sale of Agency-Owned Property for Downtown Housing	The City's Redevelopment Agency will make Agency-owned sites available for redevelopment. The Agency will solicit Requests for Proposals (RFPs) from interested developers to construct housing on the Agency-owned sites.	DDA's were executed for all available sites. Three projects were completed, three projects are under construction and one project is in predevelopment as of 2006.		Retain.
Action 1.1.5 Streamline Environmental Review	Sponsor state legislation in an effort to streamline the environmental review process to provide for tiered review and other measures under the California Environmental Quality Act (CEQA) for projects in specified areas in the Downtown.	Assembly Bill 436, passed in October 2001 streamlined environmental impact reporting for most residential projects in specified sections of downtown Oakland. The streamlined process was authorized through December 2004.		Retain. Advocate new strategies for streamlining the environmental review process.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 1.2 Availability of Land				
Action 1.2.1 Update the City's Planning Code and Zoning Map	Update the Planning Code and Development Control Maps (Zoning Maps) to be consistent with the General Plan Land Use and Transportation Element adopted in 1998 to ensure that there is an adequate supply of residentially zoned land at sufficient densities to accommodate existing and future housing needs.	Zoning Update in Progress. Residential zoning and Mixed Use Commercial Corridor zoning which encourages high density housing are anticipated to be brought to the Planning Commission by the end of 2009.	Strategic Planning Division re-assembled in late 2007 to rewrite outdated zoning districts; work is ongoing.	Retain.
Action 1.2.2 Interim Development Guidelines	Pending completion of the zoning update, continue to implement the "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations."	Zoning Update in Progress. At such point as new zoning districts are adopted, the Interim Guidelines will no longer be used.		Retain.
Action 1.2.3 Land Inventory	Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's web site.	The City identified and made public sites identified in the 2004 Housing Element. In addition, specific sites were also identified in Redevelopment Areas.		Retain.
Policy 1.3 Appropriate Locations and Densities for Housing				
Action 1.3.1 Residential Densities	As specified in the General Plan, update the Planning Code to increase residential densities along major transit corridors, around selected BART stations, in the Central Business District, and in the Jack London waterfront district and encourage the production of housing for all income levels.	Zoning Update in Progress. The Central Business District designation permits areas of high density residential development near BART stations. A specific plan is being considered for Lake Merritt BART station to address a potential increase in density.	Strategic Planning Division re-assembled in late 2007 to rewrite outdated zoning districts; work is ongoing.	Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 1.3.2 Mixed-Use Development	Consistent with the General Plan Urban Residential land use classification, update the Planning Code and Development Control Map to rezone designated commercial areas along San Pablo Avenue, Telegraph Avenue, MacArthur Boulevard and International Boulevard to higher density residential uses or to urban residential mixed use zoning districts to allow mixed use developments that include a combination of retail, office, and residential uses in the same project or on the same site.	Zoning Update in Progress. Mixed Use Commercial Corridors which encourages high density housing are anticipated to be taken up by the Planning Commission in late 2009. New zoning districts will include Neighborhood Commercial, Community Commercial, and Urban Residential: these zoning districts will be proposed to allow higher density housing than is currently permitted by zoning.		Retain.
Action 1.3.3 Residential/Light Industrial Mix	Prepare zoning standards for the areas designated in the General Plan as “Housing and Business Mix” where residential uses and light industrial uses co-exist in the same neighborhoods.	Housing and Business Mix Zone adopted in October 2006.	Completed.	Delete.
Action 1.3.4 Transit Oriented Development	Revise the zoning standards for Transit Oriented Developments in areas near transit stations or major nodes to allow higher density housing with commercial development in close proximity to the West Oakland, MacArthur, Fruitvale, and Coliseum BART stations.	Revise the zoning standards for Transit Oriented Developments in areas near transit stations or major nodes to allow higher density housing with commercial development in close proximity to the West Oakland, MacArthur, Fruitvale, and Coliseum BART stations.	Not yet completed.	Retain.
1.3.5 New Construction of Live/Work Housing	Amend the Planning Code to allow new live/work construction and the addition of residential units in areas where there is a mix of residential and commercial uses.	The new HBX zone regulates areas with a mix of residential and commercial activity. This zone allows new live/work units that conform to the established regulations. New live/work construction is conditionally permitted in various General Plan and Estuary Policy Plan land use designations.	Not yet completed.	Retain.
Policy 1.4 Secondary Units				
Action 1.4.1 Secondary Unit Review Process	Amend the Planning Code to comply with new State law requirements to provide for ministerial review of secondary unit applications.	In 2003 the Planning Code regulations were changed to allow secondary units of up to 650 sq. ft. without a conditional use permit.	Completed.	Retain. Address parking as an obstacle to building secondary units.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 1.5 Manufactured Housing				
Action 1.5.1 Mobile Homes and Factory-Built Housing	Continue to implement City adopted regulations that allow mobile homes and manufactured housing in single-family residential districts.	This program continues to be implemented.		Retain.
Policy 1.6 Adaptive Reuse				
Action 1.6.1 Live/Work Conversions	Allow the conversion of existing industrial and commercial buildings to joint work/live units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions are allowed in all areas of the city. This program continues to be implemented. The Planning and Zoning Division is currently (2008) reviewing its policy with respect to allowing live/work conversions in industrial areas.		Retain.
Action 1.6.2 Downtown Live/Work Conversions	Amend the Planning Code to allow the conversion of non-residential buildings in the Downtown to convert to residentially-oriented joint living and working quarters.	In 2003 the City extended and amended the Ordinance that allows conversions of downtown office buildings to Residentially-Oriented Joint Living and Working Quarters as long as specific standards are met.		Delete.
Policy 1.7 Regional Housing Needs				
Action 1.7.1 Accommodate at Least 7,733 New Housing Units	Designate sufficient sites, use it regulatory powers, and provide financial assistance to accommodate at least 7,733 dwelling units between January 1999 and June 2006. The City will encourage the construction of at least 4,526 units for very low-, low-, and moderate-income households.	The city identified sites with the capacity for 13,730-15,800 units in various stages of development including housing projects in predevelopment (5,316 units) and the potential on additional housing opportunity sites (8,670-10,760 units).		Modify based on current RHNA.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Goal 2 Promote the Development of Adequate Housing for Low- and Moderate-Income Households				
Policy 2.1 Affordable Housing Development Programs				
Action 2.1.1 New Construction and Substantial Rehabilitation Housing Development Program	Issue annual Notices of Funding Availability (NOFAs) for the competitive allocation of affordable housing funds.	The annual NOFA competitive allocation of affordable housing funds continued as planned. Actual Affordable Housing Permitted (new and substantial rehabilitation) 1/1/99 to 6/30/06: 2,873 very low-, low-, and moderate income units (rental and ownership).		Retain.
Action 2.1.2 Housing Predevelopment Loan and Grant Program	Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.	Loans were made for: Downs Senior Housing (6/20/01-repaid), North Oakland Senior Housing (6/20/01-repaid), Habitat for Humanity—10900 Edes Avenue (3/13/02-repaid), Northgate Apartments (6/28/02), Horizon Townhomes (8/12/02-repaid), Madison Street Lofts (11/14/03), MLK/BART Senior Homes (8/23/04-reconveyed), Habitat for Humanity-Byron Street Homes		Retain.
Action 2.1.3 Affordable Housing Site Acquisition Program	Provide loans to developers for acquisition of vacant and underutilized sites for future development of housing affordable to very low and low income households.	Since program inception, the city has provided 18 site acquisition loans for 14 projects.	Completed	Delete.
Action 2.1.4 Scattered-Site Single Family Housing Development Program (Acquisition and Rehabilitation Program)	Acquire and sell scattered parcels for infill development of affordable owner-occupied housing.	The Acquisition and Rehabilitation Program became the Vacant Housing Acquisition and Rehabilitation Program (V-HARP) in December 2001 (see Policy Item 4.1.3).	See V-HARP (Policy 4.1.3).	Delete.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.2 Affordable Homeownership Opportunities				
Action 2.2.1 First Time Homebuyer Programs	Continue to operate the Mortgage Assistance Program and Public Safety Officers and Teachers Down Payment Assistance Program to provide financial assistance for first-time homebuyers	The city has provided 378 mortgage assistance loans to first time homebuyers from January 1999 to June 2006.		Retain.
Action 2.2.2 Lease-Purchase Program	As a participant in the East Bay / Delta Partnership, continue to operate a lease-purchase program through the East Bay/Delta Housing and Finance Agency to assist renters to transition to homeownership.	The Lease-Purchase program is no longer in operation. East Bay / Delta Housing & Finance Agency has become Bay Area Homebuyer Agency and works to further homeownership opportunities in Alameda and Contra Costa counties.		Delete.
Action 2.2.3 Section 8 Homeownership	Work with the Oakland Housing Authority to develop an effective program to utilize Section 8 assistance for homeownership.	During FY 2003-04, 1 loan was made to homebuyers through the Section 8 program. In FY 2004-05, 3 loans were made and in FY 2005-06, 7 loans were made.	A total of 11 loans were made during the period. The first transaction closed in January 2004.	Retain.
Action 2.2.4 Revision of Condominium Conversion Ordinance	The City might consider modifications to its Condominium Conversion Ordinance to provide more opportunities for affordable homeownership, especially to allow existing tenants to purchase their rental units.	No changes were adopted as of 2006. The City Council continues to debate a comprehensive housing policy that includes an update to the Condominium Conversion ordinance.	Condominium Conversion ordinance has been reviewed in various policy discussions. Its update continues to be considered.	Retain.
Policy 2.3 Density Bonus Program				
Action 2.3.1 Density Bonus Ordinance	Develop and adopt a density bonus ordinance to provide density bonuses of 25 percent for projects serving low income residents.	In 2001, all elements of stated goals for this ordinance were adopted by Oakland City Council.	Ordinance needs to be updated to comply with statutory requirements. The law changed twice in last planning period. The local ordinance is not updated and needs to be.	Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.4 Inclusion of Affordable Units in Market Rate Projects				
Action 2.4.1 Uptown Project	Work with the developer of the uptown area in Downtown Oakland to ensure inclusion of affordable units for moderate-, low-, and very low-income households.	Construction under way with expected completion of two developments in 2009: The Uptown with 665 units of housing including 146 affordable units and Fox Courts with 79 units of affordable housing plus one manager's unit.		Retain.
Action 2.4.2 Case-by-Case Negotiation	Seek voluntary agreements with individual developers to include affordable units in redevelopment areas and other large market-rate housing developments.	Ongoing. For the Wood Street Project, the Redevelopment Agency has negotiated at least 15 percent of affordable housing units for the project and is working with the developers as the project move forward. The City and Agency also negotiated at least 15 percent affordable housing units for the proposed Oak to Ninth Project, which is currently estimated at 3,100 total housing units and 465 affordable units. For the MacArthur BART Transit Village the City and Agency negotiated 15 percent of affordable housing units for the project and is working with the developers as the project moves forward.		Retain with possible change from Case-by-Case Negotiation to a comprehensive Housing Development Policy being considered by the City Council.
Policy 2.5 Permanently Affordable Homeownership				
Action 2.5.1 Community Land Trust Program	Develop a program for a citywide community land trust to acquire and own land for development of owner-occupied housing for lower-income families.	After further study by the interim board and City staff, this program was deemed infeasible without significant and on-going additional operating support. In February 2004, the Agency's funding commitment was terminated, and remaining funds were re-allocated to several new affordable development projects.	Policy goal not accomplished given staff evaluation of proposed program, required infrastructure, and market conditions.	Retain and/or Modify. Due to Foreclosure Crisis this Policy is likely to be revisited given number of households being displaced.
Action 2.5.2 Resale Controls	Develop new provisions in financing agreements for City-assisted development projects to ensure that units remain permanently affordable through covenants running with the land.	Resale control guidelines were adopted and applied to all homeownership units developed with City assistance after July 2003.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.6 Seniors and Other Special Needs				
Action 2.6.1 Housing Development Program	Provide financial assistance to developers of housing for seniors and persons with special needs to supplement funding available through HUD's Section 202 and Section 811 programs.	Actual Affordable Housing Permitted (new and substantial rehabilitation) 1/1/99 to 6/30/06: Very low-income = 547 units Low-income = 626 units Moderate-income = 155 units		Retain.
Action 2.6.2 Senior Housing Programs (Home Equity Conversion and Project Share)	Support programs operated by local nonprofit organizations to assist seniors to remain in their homes through home equity conversion loans and home sharing programs.	Since July 2007, the City's contractor, Echo Housing, this program has provided information and referrals to 840 families and individuals, conducted 309 counseling sessions and conducted 61 group presentations.		Retain with possible modifications depending on budget restraints.
Action 2.6.3 Access Improvement Program	Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.	Grants were given to 73 properties for accessibility modifications to 1-to-4-unit properties where owners or tenants have disabilities between July 1999 and June 2006.		Retain.
Action 2.6.4 Housing for Persons with AIDS/HIV	Provide housing and associated supportive services for persons with AIDS/HIV through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market.	The City has provided 99 households with service rich housing, 3,912 people with services and referrals and 245 households with permanent housing from July 2000 to June 2006.		Modify.
Policy 2.7 Large Families				
Action 2.7.1 Housing Development Program	Provide points in competitive funding allocations for projects that include a higher proportion of units with three or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.	The City's annual Notice of Funding Availability guidelines continue to provide bonus points for developments with average unit sizes above 2.5 bedrooms. For those developments funded during the last planning period, there were 386 three bedroom units constructed or substantially rehabilitated.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.8 Expand Local Funding Sources				
Action 2.8.1 Increase Redevelopment Housing Set-Aside	Increase the amount of funds contributed to the Redevelopment Agency Low and Moderate Income Housing Fund from 20 to 25 percent of the property tax increment received by the Agency.	Per a 2001 City Council Resolution, the Low-Moderate Housing set aside is 25 percent of tax increment, 5 percent above what is required by State law.	Completed	Retain.
Action 2.8.2 Jobs/Housing Impact Fee	Conduct a nexus study to determine the additional demand for affordable housing created by new non-residential development. Based on this study, the City will adopt a jobs/housing impact fee of \$4 per square foot to be assessed on new office and warehouse/distribution developments to offset the cost of providing additional affordable housing for new lower-income resident employees who choose to reside in Oakland. The fee will be effective beginning July 1, 2005.	Regulations were adopted and the Ordinance went into effect on July 1, 2005.		Retain.
Policy 2.9 Rental Assistance				
Action 2.9.1: Expansion of Section 8 Vouchers	Work with the Oakland Housing Authority to obtain additional funding from the federal government for more Section 8 rental assistance for very low-income renters.	The housing Authority has received 1,314 new Section 8 vouchers from July 2000 to June 2005.		Retain.
Policy 2.10 Continuum of Care for the Homeless				
Action 2.10.1 Provide outreach programs to those who are homeless or in danger of becoming homeless	The City will continue to provide the Homeless Mobile Outreach Program, which provides food and survival supplies, as well as counseling and case management, to homeless people on the street or in encampments. The City will also continue to encourage outreach as part of the services of providers who are funded through City programs.	The Homeless Mobile Outreach Program has served 8,518 people between July 2000 and June 2006.		Modify.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 2.10.2 Support programs that help prevent renters and homeowners from becoming homeless	The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, and that provide counseling and assistance for homeowners dealing with default and delinquency issues. The City will also continue to operate its Code Enforcement Relocation Program, which requires relocation assistance to persons displaced due to housing code enforcement actions.	The City has provided 2,242 households with rental assistance (1,271 units of rent assistance and 971 eviction prevention assistance) from July 2000 to June 2006.	Oakland Department of Human Services no longer works with Code Enforcement Relocation Program.	Modify.
Action 2.10.3 Provide shelter programs to the homeless and special needs populations	The City will continue to fund programs that provide shelter and services to the homeless and to special needs populations such as those with HIV/AIDS and those with domestic violence issues	The City assisted 74,997 people through the Existing Year Round Emergency Shelter System, 37,716 people through the Winter Shelter Program and 8,825 people through the Emergency Shelter Hotel/Motel Voucher Program between July 2000 and June 2006.	The Oakland Department of Human Services has changed its focus from a continuum of care system to housing first model under the City's PATH Strategy. Serving the same populations, but changing the service/housing package provided.	Modify.
Action 2.10.4 Provide transitional housing programs to those who are ready to transition to independent living	The City will continue to fund and support transitional housing programs with services, especially to families, for those who are ready to address the issues that have prevented them from returning to self-sufficiency,	The City has provided support to 841 families in transitional housing.	The City has changed its focus from a continuum of care system to housing first model under the City's PATH Strategy. Serving the same populations, but changing the service/housing package provided.	Modify.

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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 2.10.5 Support development of permanent housing affordable to extremely low income households	The City will continue to seek ways to provide housing affordable to extremely low income households, including those moving from transitional housing, by supporting funding from the state and federal levels, including project-based Section 8 rental assistance.	All rental housing developments assisted by the City or the Redevelopment Agency have included some units for extremely low income households.		Retain.
Action 2.10.6 Coordinate actions and policies that affect the extremely low income population of Alameda County	The City will continue to participate in the County-wide Continuum of Care Council to assist with the jurisdictional coordination of issues pertinent to the extremely low income population in Alameda County. One specific action will be conducting of a formal count and survey of those who are homeless in Alameda County, with a special emphasis on those in Oakland.	In FY 2005-06, Oakland City Council authorized the adoption of the Alameda County-wide Homeless & Special Needs Housing Plan (EveryOne Home Plan) as well as the development of a companion Strategy to end homelessness in the next 10 years. These plans potentially shift resources and services in Oakland and surrounding cities relative to the delivery of services to the homeless. The EveryOne Home Plan, combining HIV/AIDS, homeless and mental health service systems is the first such strategy in the nation. The EveryOne Home Plan establishes five broad goals: 1) Prevent homelessness and other housing crisis; 2) Increase housing opportunities for the target populations; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will.	Coordination of actions and policies will continue to serve low income populations of Alameda County. Service strategy was shifted from the provision of temporary housing to permanent housing with supportive services. The Continuum of Care Council no longer exists. The new coordination efforts will be governed under the EveryOne Home Plan council.	Modify.
Action 2.10.7 Advocate for policies beneficial to the extremely low income and homeless populations of Oakland	The City will endeavor to support state and federal legislation that benefits extremely low income and homeless populations in Oakland and will advocate in other venues for local and regional policies beneficial to those populations.	The City continues to advocate for an expansion of Federal funding for the Section 8 program and for funding sources to provide supportive services.		Modify.

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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.11 Promote an Equitable Distribution of Affordable Housing Throughout the Community				
Action 2.11.1 Provide incentives for location of City-assisted developments in areas of low concentration of poverty	In its annual competitions for the award of housing development funds, the City and Redevelopment Agency will give preference to projects in areas with low concentrations of poverty.	The annual Notice of Funding Availability for affordable housing gives bonus points to developments that are located in Census tracts with low concentrations of poverty.		Retain.
Action 2.11.2 Reduce concentrations of poverty in large public housing developments	The City will work with the Oakland Housing Authority to use HOPE VI financing to redevelop several large public housing developments.	The City has worked with the Housing Authority to fund 4 large HOPE VI housing rehabilitation and redevelopment projects. As of June 2006, two Hope VI mixed-income projects are completed, one is underway and one is in predevelopment stages. Each project has replaced all the public housing units and provided additional units affordable up to 60-80% area median income.		Retain. This policy continues to be implemented as two remaining projects with Hope VI funds will be completed in 2009-2010.
Action 2.11.3 Continue to use Section 8 vouchers to assist very low income families obtain housing in a wider range of neighborhoods	The Oakland Housing Authority will continue its outreach efforts to encourage broader participation by property owners in the Section 8 tenant-based voucher program.	OHA dedicated a staff liaison to provide outreach to new property owners. There were monthly owner briefings in 2006. Owner briefings have been increased to twice monthly in 2008.		Retain.
Goal 3 Remove Constraints to the Availability and Affordability of Housing for All Income Groups				
Policy 3.1 Expedite and Simplify Permit Process				
Action 3.1.1: Allow Multifamily Housing	Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	115 multi-family units were completed during the study period.		Retain.
Action 3.1.2: Special Needs Housing	Continue to allow special needs housing and shelter by conditional use permit in specified residential and commercial zones.	327 units of special needs housing was completed during the study period.		Retain.

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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 3.1.3: Discretionary Permits	Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit and objective approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.	The Planning and Zoning Department continues to issue discretionary permits based on explicit and objective approval criteria, such as the project's conformance with the buildable envelope and density regulations.		Retain.
Action 3.1.4: "One-Stop" Permit Process	Implement a "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.	No progress was made on instituting a "one stop" permit process. Progress was made on making the STELLANT document management system contain planning and building permit records. The city will continue to coordinate its review of residential development applications.		Retain.
Action 3.1.5: Assign Priority to Affordable Housing	Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.	The Major Projects Division moves large scale projects, including affordable housing projects, through the entitlement process in a more efficient manner.		Retain.

**Table 2-2
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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 3.1.6: Expedite Environmental Review	Reduce the time and cost of environmental review by using CEQA exemptions and focused and tiered Environmental Impact Reports, such as in four designated areas of downtown to eliminate the need for analysis of alternatives, growth inducing impacts, or cumulative impacts consistent with AB 436.	<p>Assembly Bill 436, passed in October 2001 streamlined environmental impact reporting for most residential projects in specified sections of downtown Oakland. The streamlined process was authorized through December 2004.</p> <p>The "Class 32" infill exemption is used to expedite the environmental review of infill projects. The infill exemption, and accompanying analysis and supporting studies, along with Oakland's standard conditions of approval provide the requisite environmental analysis and mitigation of potential impacts from infill projects. This framework reduces the time and cost of environmental review of infill projects.</p>		Retain.
Action 3.1.7: Secondary Units	Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.	In 2003, the zoning regulations were changed to allow a secondary unit of up to 650 square feet without a conditional use permit and conditionally permitting a secondary unit of up to 1,200 square feet under certain circumstances.		Retain.
Policy 3.2 Flexible Zoning Standards				
Action 3.2.1 Alternative Building Code Standards	Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units.	Oakland enforces state handicap standards for new buildings (SFD and duplexes are exempt). All common areas, parking garages and access paths must be handicap accessible and include a percentage of adaptable units. In remodeling projects, 20% of the cost of the remodel must be spent in retrofitting for handicap access.		Retain.

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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 3.2.2 Planned Unit Development Zoning	Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).	Planned unit developments enabled the completion, construction or approval of the Uptown project (80 units), Arcadia Park (366), and Wood Street (456).		Retain.
Action 3.2.3 Flexible Parking Standards	Allow reductions in the parking standards in the proposed RUX-Urban Residential Mixed Use Corridor zoning district to be designated along three major transit corridors, and the proposed TOD-Transit-Oriented Development zoning district to be designated in the vicinity of the West Oakland, MacArthur, Fruitvale and Coliseum BART stations. Study the feasibility of reducing parking standards in the vicinity of the downtown BART stations.	Zoning Update in Progress. Mixed Use Commercial Corridors zoning which encourages high-density housing is anticipated to be brought to the Planning Commission in late 2009. The downtown, or Central Business District, zoning update is expected to be brought to the Planning Commission in early 2009. Flexible parking standards will be studied as part of these processes.		Retain.
Action 3.2.4 Flexible Open Space Standards	To increase the density and reduce per-unit development costs, amend the Planning Code to reduce the amount of open space in high density Downtown projects.	The Zoning Code S-17 Downtown Residential Open Space regulations were amended in July 2001 to allow more flexibility for the dimensions and location of open space and a reduction in the open space requirement to 75 square feet per unit. Macarthur BART Transit Village was designed in 2008 to use a reduced open space requirement, as well.		Retain.
Policy 3.3 Development Fees and Site Improvement Requirements				
Action 3.3.1: Project Review Process and Development Agreements	Require only those on- and off-site improvements necessary to meet the needs of residential projects and to mitigate significant on- and off-site environmental impacts.	The city continues to implement a reasoned approach to imposing conditions to mitigate the impacts of new development.		Retain.
Action 3.3.2: Development Fees	Consider impact fees to mitigate actual impacts on City infrastructure and services, while balancing the need to minimize costs for new housing development.	No new impact fees have been adopted for residential development.		Retain.

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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 3.4 Intergovernmental Coordination				
Action 3.4.1: Multiple Agency Reviews	Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review.	Planning coordinates with other agencies as necessary to approve projects.		Retain.
Policy 3.5 Reduce Land Costs				
Action 3.5.1: Site Acquisition	Establish a site acquisition loan program for land banking by developers to avoid future increases in land costs.	Since program inception, the city has provided 18 site acquisition loans for 14 projects.		Delete.
Policy 3.6 Financing Costs				
Action 3.6.1: Access to Low-Cost Financing for Development	Continue to assist affordable housing developers in obtaining financing for their projects.	See Housing Programs Under Goal 2.		Retain.
Action 3.6.2: Access to Low-Cost Financing for Home Purchase	Continue to implement homebuyer assistance programs for low- and moderate-income households.	See Programs 2.2.1 and 2.2.3.		Retain.
Policy 3.7 Environmental Constraints				
Action 3.7.1 Remediation of Soil Contamination	Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites.	1) The City received \$385,000 in funds for the Brownfields Cleanup Revolving Loan Fund from the EPA. The City will use these funds in FY 2007/08. 2) The City operates a \$1 million loan fund for environmental site assessment. 3) The City received two \$200,000 grants from EPA for site assessment and cleanup of the Uptown Project. 4) The City received two \$200,000 grants from EPA for site assessment of the Coliseum Gardens area.		Retain.

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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 3.8 Community Outreach and Education				
Action 3.8.1 Community Outreach Program	Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	The City has continued to coordinate with East Bay Housing Organizations and other entities to do community outreach and education to gain community support for affordable housing.		Retain.
Goal 4 Conserve and Improve Older Housing and Neighborhoods				
Policy 4.1 Housing Rehabilitation Loan Programs				
Action 4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing	Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using a variety of programs.	The City administers the Emergency Home Repair Program, Home Maintenance and Improvement Program, Lead-Hazard Control Paint Program and the Minor Home Repair Program 2,325 units of housing were rehabilitated under these programs from July 1999 through June 2006.		Retain.
Action 4.1.2 Rehabilitation Loans for Owner-Occupied Buildings with 2 to 4 Units	Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In units with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.	The City administers the Home Maintenance and Improvement Program. 341 properties have been rehabilitated using this program from July 1999 through June 2006.		Retain.
Action 4.1.3 Vacant Housing Acquisition and Rehabilitation Program (V-HARP)	Provide loans for the acquisition and rehabilitation of vacant buildings of 1 to 20 units. Rehabilitated units will be made available for either ownership or rental housing for lower-income households.	<p>Program was approved in December 2001 and implemented in December 2002. (Previously the Acquisition and Rehabilitation Program – Refer to Policy Item 2.1.4.)</p> <p>Since program inception, the City has provided four acquisition/rehabilitation loans (Drachma, Inc. in 5/2003, Drachma, LP in 12/2004, East Side Arts and Housing in 11/2005, and Grove Park/MacArthur Homes in 10/2007). A total of \$2,130,000 in funds have been expended for the construction of a total of 34 units.</p>		Modify. Citywide finds for this program have been expended. The West Oakland Redevelopment Area PAC has included in their Implementation Plan that a small percentage of its Low/Mod Housing funds be used for V-HARP programs in the West Oakland redevelopment area.

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Action 4.1.4 Rehabilitation Programs for Rental Housing	Explore options for the development of new programs to provide financing for rehabilitation of existing rental housing to correct code deficiencies and ensure affordability for low-income households. The City will develop one or more new programs for acquisition and rehabilitation of rental housing, and for assistance to existing owners of rental housing, subject to the restrictions imposed by funding sources such as CDBG, HOME, and Redevelopment Agency Low/Moderate Income Housing Funds.	The City continues to seek feasible sources for a rental housing rehabilitation program. Funds from two new Redevelopment Areas may be used for this purpose.		Retain in 2009 Housing Element. Continue to seek funds from new Redevelopment Areas as feasible source for rental rehabilitation program.
Policy 4.2 Blight Abatement				
Action 4.2.1 Anti-Blight Programs	Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, weed and graffiti abatement, securing vacant buildings, and a Clean Oakland Program (that addresses litter and illegal dumping).	<p>CEDA Building Services staff enforces the Blight Ordinance and other property maintenance regulations to reduce blighted conditions in Oakland. In enforcing the Blight Ordinance, staff sends notice of confirmed violations. If the blight is not abated, the City performs the clean up and liens the property. Public Works staff removes graffiti and trash dumped in all City rights of way. The “Keep Oakland Beautiful” program encourages the public to maintain their properties and building frontages.</p> <p>City response to blight issues: Respond to blight complaints = 34,500 Properties cleaned = 5,600 Liens recorded = \$6,100,000</p>		Retain.

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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 4.2.2 Housing Code Enforcement	Enforce housing codes to ensure decent, safe, and sanitary housing conditions.	<p>CEDA Building Services staff enforces habitability regulations to ensure safe, sanitary, and healthy housing conditions. When Building Services confirms a tenant complaint, inspectors send notices to the property owners to abate habitability violations. If the owners do not comply, the City will lien the property for the cost of inspections and will take them to court to correct the violations.</p> <p>City response to housing code issues: Respond to housing complaints = 41,000 Notices mailed = 148,000 Liens recorded = \$14,700,000</p>		Retain.
Action 4.2.3 Housing Receivership Program	Pursuant to State law, the City will continue to bring actions in the municipal courts to appoint a receiver to address substandard property.	This program not active after 2005. Housing and Community Development Department staff seeking to reinstate actions to rehabilitate substandard housing.		Retain.
4.3 Commercial District Revitalization				
Action 4.3.1 Neighborhood Commercial Revitalization Program	Provide technical assistance to merchant organizations to support marketing, streetscape improvements, signage and other efforts to establish the identity of Oakland's unique commercial areas and stimulate revitalization.	NCR staff was responsible for implementing programs to improve the physical and economic condition of targeted commercial corridors throughout the City of Oakland's Community Development Districts. NCR staff utilizes the framework of the National Trust for Historic Preservation's Main Street Program to develop revitalization strategies for neighborhood commercial districts. As of June 2007, the NCR program ended. Tasks of NCR program staff were re-assigned to the Redevelopment Division and Business Development Unit.	Between 2002 and 2006 technical assistance was provided to between 15 and 18 merchant groups.	Delete.

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POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 4.3.2 Façade Improvement Loans	Provide financial assistance to owners of businesses in neighborhood commercial revitalization areas to improve the appearance of building façades.	The Commercial Property Façade Improvement Program offers architectural design assistance and matching grants to rehabilitate and improve the façade of commercial buildings. Urban design concept plans for pedestrian and streetscape improvements are developed to create business and pedestrian friendly environments along high trafficked corridors. As of June 2007, the NCR program ended. Tasks of NCR program staff were re-assigned to the Redevelopment Division and Business Development Unit.	Between 2001 and 2007 financial assistance was provided to 180 façade improvement projects with City grants totaling almost \$2.275 million dollars. City grants were used to leverage almost \$4 million in private funds.	Delete.
4.4 Housing Preservation				
Action 4.4.1 Housing Relocation	Notify the public of the opportunity to purchase prior to the sale of any homes acquired for any public improvement project.	No homes were acquired for any public improvement project and therefore no relocation is needed.	There was no opportunity to carry out this policy during this Housing Element implementation period.	Retain.
Goal 5 Preserve Affordable Rental Housing				
Policy 5.1 Preservation of At-Risk Housing				
Action 5.1.1 Monitoring and Preservation	Monitor the status of federally assisted projects to identify those at-risk of converting to market rate housing.	With assistance from CHPC, the City is updating and improving its database and tracking system. The city continues to identify projects at high-risk of converting to market rate housing each year.		Retain.
Action 5.1.2 Contact with Owners of At-Risk Buildings	Contact owners to advise them of new notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.	A comprehensive survey was completed in 2002 and all owners were provided with information regarding new State notice requirements. There are two rental buildings that have had recent activity: St. Marks and Park Village. St. Marks (100 units of senior housing) renewed its Section 8 contract for 20 years. Park Village opted out of renewal in 2006 resulting in legal actions taken against owner.		Retain.

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Action 5.1.3 Financial Assistance for Preservation Projects	Award preference points under the City's Housing Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.	The City has provided financial assistance for 2 preservation projects. Several other projects were preserved without any City assistance.		Retain.
Policy 5.2 Support for Assisted Projects with Capital Needs				
Action 5.2.1 Advocacy for State and Federal Financing	Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects.	The City continues to advocate for expanded funding for housing.		Retain.
Action 5.2.2 Funding for Capital Needs	Consider requests for funding for rehabilitation and renovation of older assisted projects, as part of its housing development program. Points will be awarded under the City's ranking process for projects that preserve affordable rental housing.	The City's annual NOFA for funding for housing development gives additional points for projects that make capital improvements to existing assisted housing. The City will also fund a one-time Capital Needs NOFA in 2009.		Retain.
Policy 5.3 Rent Adjustment Program				

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Action 5.3.1 Rent Adjustment Ordinance	Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.	<p>The Rent Adjustment Program enforces the Rent Adjustment Ordinance which prevents excessive residential rent increases.</p> <p>During this period Rent Adjustment processed 3,018 rent adjustment petitions. Approximately two-thirds resulted in a rent decrease.</p> <p>This program fielded about 14,000 phone inquiries each year regarding multiple landlord-tenant issues.</p> <p>Since 2003, this program has indexed eviction notices to residential tenants. These are required to be filed with the Rent Adjustment Program. For the first two years, we received about 5,000 each year. In subsequent years, we received about 10,000 per year.</p> <p>Rent Adjustment implemented Just Cause for Eviction Ordinance and Ellis Act tenant protection ordinances.</p>		Retain.
Policy 5.4 Preservation of Single-Room Occupancy Hotels				
Action 5.4.1 Residential Hotel Study	Complete a study/survey of residential hotels to determine market conditions and possible strategies for assisting owners to improve their buildings. The result of the study will be an identification of residential hotels that have greatest potential for preservation and feasible strategies for their preservation.	Study was never conducted. One SRO was demolished during Housing Element period for construction of Uptown development. There were 33 units demolished, of which 17 served very low-income households. Those units were replaced with 133 units affordable to very low-income households and 33 units affordable to moderate-income households.		Delete.
Action 5.4.2 Project Based Section 8 Assistance	Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance for residential hotels, both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	The City and OHA have been working to target project-based section 8 to SRO's. Because the OHA is a Moving to Work housing authority, it has more flexibility to do so.	OHA has agreed to provide project based section 8 for the rehabilitation of the California Hotel to provide permanent supportive housing.	Retain.

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Action 5.4.3 Residential Hotel Conversion/Demolition	Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Conditional Use Permit requirements have been maintained. In July 2003, the Redevelopment Agency adopted replacement housing requirements for Agency projects that remove SRO units from the housing supply.		Retain.
Policy 5.5 Limitations on Conversion of Residential Projects to Non-residential Use				
Action 5.5.1 Residential Property Conversion Ordinance	Continue to require a Conditional Use Permit prior to converting a residential use to a non-residential use in a non-residential zone.	Ordinance stands un-changed.		Retain.
Policy 5.6 Limitations on Conversion of Rental Property to Condominiums				
Action 5.6.1 Condominium Conversion Ordinance	Continue to implement Planning code provisions in the existing ordinance that restrict conversions.	Changes to the Condominium Conversion Ordinance were considered but none have been adopted.		Retain.
Goal 6 Promote Equal Housing Opportunity				
Policy 6.1 Fair Housing Actions				
Action 6.1.1 Funding for Fair Housing Organizations	Provide funding for organizations that provide outreach, counseling, education, investigation, and enforcement of fair housing and anti-discrimination laws.	The City funds several fair housing organizations each year through a community process.		Retain with possible modifications depending on budget restraints.
Action 6.1.2 Housing Search Assistance for the Disabled	Provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.	The City contracts with a local organization to provide housing search assistance and counseling.		Retain with possible modifications depending on budget restraints.
Action 6.1.3 Affirmative Fair Marketing	Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.	The City has completed an updated Affirmative Fair Marketing Procedures manual. City funded Housing Projects are required to submit marketing plans for review for compliance with the procedures.		Retain with possible modifications depending on budget restraints.

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Policy 6.2 Reasonable Accommodations				
Action 6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies	The City's Office of ADA Compliance will continue to ensure that requirements for accessibility are met throughout the City's programs	The City's Office of ADA Compliance continues to ensure that requirements for accessibility are met throughout the City's programs.		Retain.
Policy 6.3 Promote Regional Efforts to Expand Housing Choice				
Action 6.3.1: Regional Housing Needs Determination	Actively participate in the 2006 – 2012 Regional Housing Needs Determination Process to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.	City of Oakland staff worked with ABAG staff during FY 2005-06 on the determination of the Regional Housing Needs. The 2007-2014 Regional Housing Needs Assessment assigned higher percentages for very low-, low- and moderate-income unites in areas with low poverty concentrations.		Retain.
Policy 6.4 Fair Lending				
Action 6.4.1 Community Credit Needs Assessment	Conduct bi-annual assessments of community credit needs, including credit needs for housing.	The assessment was completed in 2003. During FY 2004-05, the City worked with the Financial Services Agency to certify banks to provide banking services.		Retain.
Action 6.4.2 Community Reinvestment Activities Linked to Banking	Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment by limiting its banking business and eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels of investment within Oakland, including home mortgages and financing for housing development.	Linked Banking Service Ordinance adopted in 1993 (Reso #11607 C.M.S.) and amended and restated in 1998 (Reso #12066 C.M.S.). Efforts to further strengthen this City policy by including language to address predatory lending was passed in 2001 (Reso #12362). In 2005 the California Supreme Court struck down municipalities' effort to adopt these types of policies locally. Currently, the 1998 Ordinance stands as City policy.		Retain.

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Action 6.4.3 Predatory Lending Controls	Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, limiting City banking business with such institutions, and providing consumer information on how to avoid predatory lending. Adopt an ordinance prohibiting predatory lending practices.	A coalition of non-profit housing counselors, City staff and other representatives provide information and support to residents. Ordinance adopted in 2001. Ordinance defeated by California Supreme Court in January 2005.		Retain.
Goal 7 Promote Sustainable Development and Smart Growth				
Policy 7.1 Sustainable Residential Development Programs				
Action 7.1.1 Green Building Design for Private Development	Foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure. All new residential developments and major retrofits will be encouraged to use the "Alameda County New Home Construction Green Building Guidelines" in the design and construction of buildings.	On May 2, 2006 the Alameda County Residential Green Building Guidelines for residential construction and the U.S. Green Building Council's LEED rating system for commercial construction were adopted by resolution. This resolution encourages developers of residential and commercial projects to use green building design. As of 2007, total of 41 private projects have been constructed using green building construction design.	This action step was achieved. However, the adopted resolution merely encourages developers to use green building standards. Therefore, it is still important to pursue green building standards for all residential and commercial construction.	Modify. Consider adopting an ordinance mandating green building practices in all new private residential and commercial construction.
Action 7.1.2 Green Building Design for City-funded Development	Consider adopting an Ordinance that requires all City-funded housing projects to comply with the Leeds Silver Standard for Green Building Design.	No such ordinance has been adopted; however the City's Notice of Funding Availability program considers green building in its evaluation process.	The City was not able to get the support to adopt such an ordinance.	Retain. The City will continue to pursue this issue.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 7.1.3 Re-Use of Building Materials	Encourage the re-use of building materials with high recycled content as a means of promoting energy and water efficiency, and reducing the amount of construction waste. The City will provide incentives for projects that recycle building materials.	An incentive program has not been adopted however, nearly every construction project with a waste reduction plan reviewed by Environmental Services meets the minimum recycled materials requirement of 65%, while some construction projects recycle as much as 89% of their construction materials.		Retain.
Policy 7.2 Energy Conservation				
Action 7.2.1 Energy Conservation Standards	Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.	The City's Environmental Services Division partnered with PG&E to offer 10 trainings for inspectors about updates in State Law with regard to energy efficiency standards and other energy efficiency topics.		Retain.
Action 7.2.2 Solar Heating and Cooling	Continue to review plans for residential construction taking into account building orientation, street layout, lot design, landscaping, and street tree configuration with the intent of maximizing solar access and cooling opportunities.	Staff continues to review Subdivision layouts to maximize solar access and cooling opportunities.		Retain.
Action 7.2.3 Technical Assistance	Continue to educate people about the advantages of energy conservation and provide technical assistance for energy efficiency in new construction or remodeling projects.	Oakland's Green Building Resource Center initially opened in 2000. The Center contains reference materials for developers seeking information on green building techniques. The Center is staffed 2 days/week for 2 hours/day; staff time will increase in 2008-2009. A corresponding website will be finished in 2008-2009.		Retain.
Policy 7.3 Infill Development				
Action 7.3.1 Planning Code Requirements	As part of the Planning Code update process, the City will review its property development standards for small infill lots and in those areas where there is a mix of residential and commercial land uses to assist with appropriate residential development on challenging sites.	The Planning Code update is in progress. Infill development represents the majority of development in Oakland, since the city is mostly built-out. Staff works with developers of infill lots to develop solutions to challenging sites. CEQA exemptions are issued for infill lots as well.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 7.4 Compact Building Design				
Action 7.4.1 Compact Building Design	Work with developers to encourage buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking.	Vertical buildings with structured and underground parking are encouraged by Design Review at the staff level and Planning Commission level. Variances are supported for reduced parking and compact parking spaces to achieve density.		Retain.
Policy 7.5 Mixed Use Development				
Action 7.5.1 Development Incentives	Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. These incentives will be specified in the updated Planning Code.	No incentives have been developed. However, the Planning Code update is in progress, and development incentives will be evaluated and included where appropriate.		Retain.
Action 7.5.2 Transit-Oriented Development	See Action 1.3.4			
Goal 8 Increase Public Access to Information through Technology				
Policy 8.1 Implement an Electronic Document Management System				
Action 8.1.1 Document Access	To the extent that funding is available, the City will develop and implement a new Electronic Document Management (EDMS)/Permit and Code Enforcement Tracking System (PCETS) that will be available for viewing through the City's web site.	The City has implemented the STELLANT document management system that contains project correspondence; efforts are underway to scan all case file information to include on the STELLANT system. The PERTS system will be the City's new permit and code enforcement tracking system, however this system is still under development.		Retain.
Action 8.1.2 Permit Processes and Code Enforcement	Subject to available funding, the EDMS/PCETS system will support web-based collaboration with internal and external agencies for quick resolution of permit projects, code enforcement issues, and plan reviews.	Development of the PERTS system, which will achieve this action, is underway.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 8.1.3 E-Government Services	Through the EDMS/PCETS system, Oakland will seek to provide citizens with easy access to land development services and documents through various communication channels, including the City's web site, fax, e-mail, integrated voice response system (IVRS), telephone, and in-person at satellite offices.	More planning documents are available online such as application forms and environmental impact reports.		Retain.
Action 8.1.4 Customer Relationship Management	Through the EDMS/PCETS system, service requests and complaints submitted to will be immediately routed to the responsible City division and/or individual. Work orders will be issued and resolution monitored. Requests will be mapped to the City's GIS for quick reference.	Development of new PERTS system is ongoing.		Retain.
Policy 8.2 On-Line Access to Information				
Action 8.2.1 Public Notices and Documents	Notices of meetings, agendas, minutes and staff reports for bodies such as the Planning Commission and various task forces and working groups will be posted on the City's web site.	Meeting notices and agendas, as well as Planning Commission (PC) reports and (PC) subcommittee reports are available online. City Council reports are also available online.		Retain.
Action 8.2.2 Housing and Community Development Website	Develop a new website for the Housing and Community Development Division to provide comprehensive information on housing related programs and data.	The website was developed in July 2002 and has been updated on a continuous basis.		Retain.
Policy 8.3 Geographic Information Systems				
Action 8.3.1 Update Parcel Layer	Update the Parcel Layer of its GIS to provide accurate boundaries and data for each land parcel in the City, including data from the County Assessor's database as well as data from other sources.	The GIS parcel layer was updated during FY 2004/05. The parcel layer should be periodically updated.		Retain.
Action 8.3.2 Web-Based GIS	Enhance its web-based GIS system to allow developers and the public to access detailed information about parcels and neighborhood characteristics.	The web-based GIS program has been enhanced with the addition of aerial photos and various departments adding numerous layers; should be updated periodically.		Retain.

3. EXISTING CONDITIONS/OPPORTUNITIES

This chapter of the *Housing Element* analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Oakland residents.

Chapter 3 is divided into 11 sections, as follows:

- A. Population and Household Characteristics – provides general information on population and household characteristics, such as ethnicity, age, household composition, income, and household size.
- B. Housing Characteristics – describes general housing characteristics such as the number of housing units by type, tenure, and vacancy.
- C. Age and Condition of Housing Stock – describes the age and condition of the City’s housing stock and provides an estimate of the number and percentage of dwelling units in need of rehabilitation.
- D. Housing Cost – compares rental housing costs and housing prices in Oakland with surrounding communities and analyzes the affordability of housing in Oakland in relation to local incomes.
- E. Foreclosures – summarizes the impacts on housing in the City of Oakland from the trend in subprime lending practices taking place from approximately 2005 to 2007.
- F. Households Overpaying for Housing – describes the number and percentage of households paying more than 30 and 50 percent of their incomes for housing by household type and income level.
- G. Overcrowding – analyzes the number and percentage of households by tenure with more than one person per room.
- H. Special Housing Needs – describes the characteristics and housing needs of particular sub-groups of the City’s population (seniors, large families, female-headed households, farm workers, persons with disabilities, and persons in need of emergency shelter) identified in state law as groups with special housing needs.
- I. Assisted Rental Housing – describes the characteristics of publicly assisted private rental housing and public housing in Oakland.
- J. Analysis of Assisted, At-Risk Housing Projects – identifies privately owned, subsidized rental housing developments that may be at risk of converting to market rate rental housing, creating a loss of affordable rental housing in Oakland.
- K. Population and Employment Trends – summarizes population and employment trends in Oakland as they relate to future housing needs and demand.

The 2000 Census demographic data is the primary data used for this analysis. Since this Housing Element planning period falls between the 2000 and 2010 decennial Census, demographic data has not been changed from the 1999-2006 planning period. Exceptions to this are noted in the text or table references.⁷

A. POPULATION AND HOUSEHOLD CHARACTERISTICS

Population

The City of Oakland had a population of 420,183 in 2008 and was, according to the California Department of Finance (DOF), the eighth largest city in California. The City was home to 164,053 households. Approximately 7,257 Oakland residents lived in group quarters such as college dormitories, nursing homes, correctional facilities, and other shelter facilities not constituting individual dwelling units.

The last two to three decades have brought significant changes to Oakland. For the first time since the 1940s, Oakland experienced significant and sustained population growth, increasing from about 339,000 in 1980 to over 420,000 in 2008. Before 1980, Oakland had experienced three decades of population decline due to changes in the local economy, migration to suburban communities, and other factors. Since 1990, Oakland has experienced growing interest as a place to live and work. The overall trend since 1990, however, has been steady, if modest, population growth (about one percent per year).

City policies and investments have contributed to population growth by encouraging development downtown and along transportation corridors and by stimulating investment in housing. New residents have also moved to Oakland because housing costs are lower than in other centrally located Bay Area communities. Most of Oakland's population growth, however, has come from immigration not necessarily related to development trends in the central city and major corridors (as discussed below).

The housing policy implications of Oakland's historic and projected population growth are discussed in subsequent sections of this chapter.

Ethnicity

Since at least the 1940s, Oakland has had a significantly higher percentage of non-White and Hispanic residents than other cities of similar size. The most significant change in Oakland's population since 1990 has been a decrease in the number and the proportion of residents who identified themselves as White or as Black/African-American, and an increase in the number and proportion of residents who identified themselves as Asian/Pacific Islander or Hispanic/Latino. The White population decreased by 11 percent, and the Black population by 13 percent, while the Asian population increased by 16 percent and the Hispanic population increased by 78 percent. As a result, Oakland's population in 2000 was 24 percent White, 35 percent Black, 16 percent Asian, and 22 percent Hispanic. This change in the composition of the City's population may have implications for future housing needs (as discussed below in the section on household characteristics), because the family composition, living preferences and patterns, and economic decisions of these new arrivals to Oakland may be different than those of previous residents of the City.

⁷ The current American Community Survey Census product is not used by the City of Oakland. Comparing these data to other sources used by the City (e.g.: 2000 Census, California State Department of Finance, and USPS 90-day Vacancy data), there is clear evidence that there are problems with the ACS sampling. Specifically, the ACS data in question is an under count of the population and over count of the vacancy rate.

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Oakland’s population mix over the past 50 years has been influenced by economic and suburban development trends. The loss of many relatively well-paying “blue collar” and military jobs, combined with rapid suburbanization in the Bay Area between 1950 and 1980, left Oakland with a higher percentage of lower-income and minority residents. Since the 1980s, increasing numbers of immigrants from Asian, Pacific Island, and Latin American/Hispanic countries have found homes in Oakland. According to the 2000 Census, nearly 12 percent of Oakland residents were foreign born and came to the United States between 1990 and 2000. Nearly 90 percent of these new residents came from either Asia or Latin America.

The decline in the African American population since 1990 may have two causes: some Black/African American families may have moved to suburban locations by choice to purchase less costly homes, while others may have moved from Oakland due to rapidly rising housing costs during the late 1990s. Also notable is the continued decline of the White, Non-Hispanic population in Oakland.

Table 3-1 compares population changes in Oakland, Alameda County, and the State of California between 1990 and 2000 and compares the composition of Oakland’s population with the countywide and statewide populations.

**Table 3-1
Population by Race, City, County, and State (1990 and 2000)**

Race/ Ethnicity	Oakland 1990		Oakland 2000		Alameda County 1990	Alameda County 2000	State 1990	State 2000
	Number	Percent	Number	Percent	Percent	Percent	Percent	Percent
Non-Hispanic/Latino								
White (Not Hispanic/ Latino)	105,927	28%	93,953	24%	53%	41%	57%	46%
Black or African American	160,640	43%	140,139	35%	17%	15%	7%	6%
Native American	1,695	<1%	1,471	<1%	<1%	<1%	<1%	1%
Asian/Pacific Islander	53,818	14%	62,259	16%	14%	21%	9%	11%
Other Race	895	<1%	1,229	<1%	7%	<1%	<1%	<1%
Two or More Races ¹	N/A	N/A	12,966	3%	N/A	4%	N/A	3%
Hispanic/Latino (any race)								
Hispanic or Latino	49,267	14%	87,467	22%	14%	19%	26%	32%
Total	372,242	100%	399,484	100%	--	--	--	--

Source: U.S. Census Bureau, 1990 and 2000.
This is a 2000 Census category only.
Note: Percentages may not add to 100 due to rounding.

Geographic Concentrations of Race and Ethnicity

Despite a great deal of diversity at the City level, neighborhoods are still segregated by race and ethnicity. While only Blacks constitute even 35% of the population, while Whites, Asians and Hispanics each constitute less than 25 percent, there are numerous areas of the City where more than 50% of the residents belong to a single racial/ethnic group. In addition, each racial/ethnic group has distinct patterns of concentration where the percentage in a neighborhood is either 1.5 times the citywide average, or less than half the citywide average, as illustrated on the following pages.

Figure 3-1
Areas of Racial/Ethnic Majorities

Public Review Draft Housing Element 2007-2014

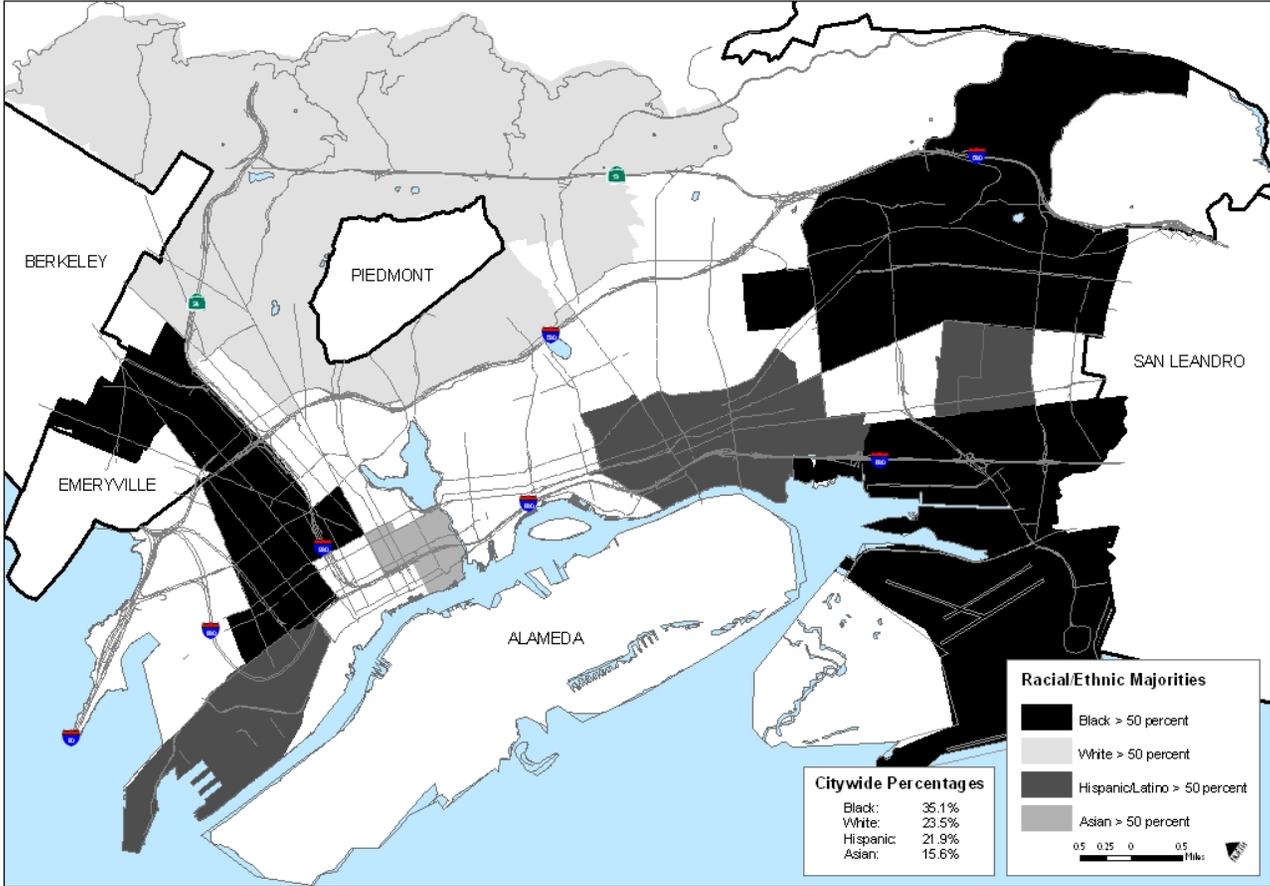


Figure 3-1 Area of Racial/Ethnic Majorities

Source: US Census Bureau 2000

February 27, 2009

Figure 3-2
Areas of High and Low Concentration of Black Population

Public Review Draft Housing Element 2009-2014

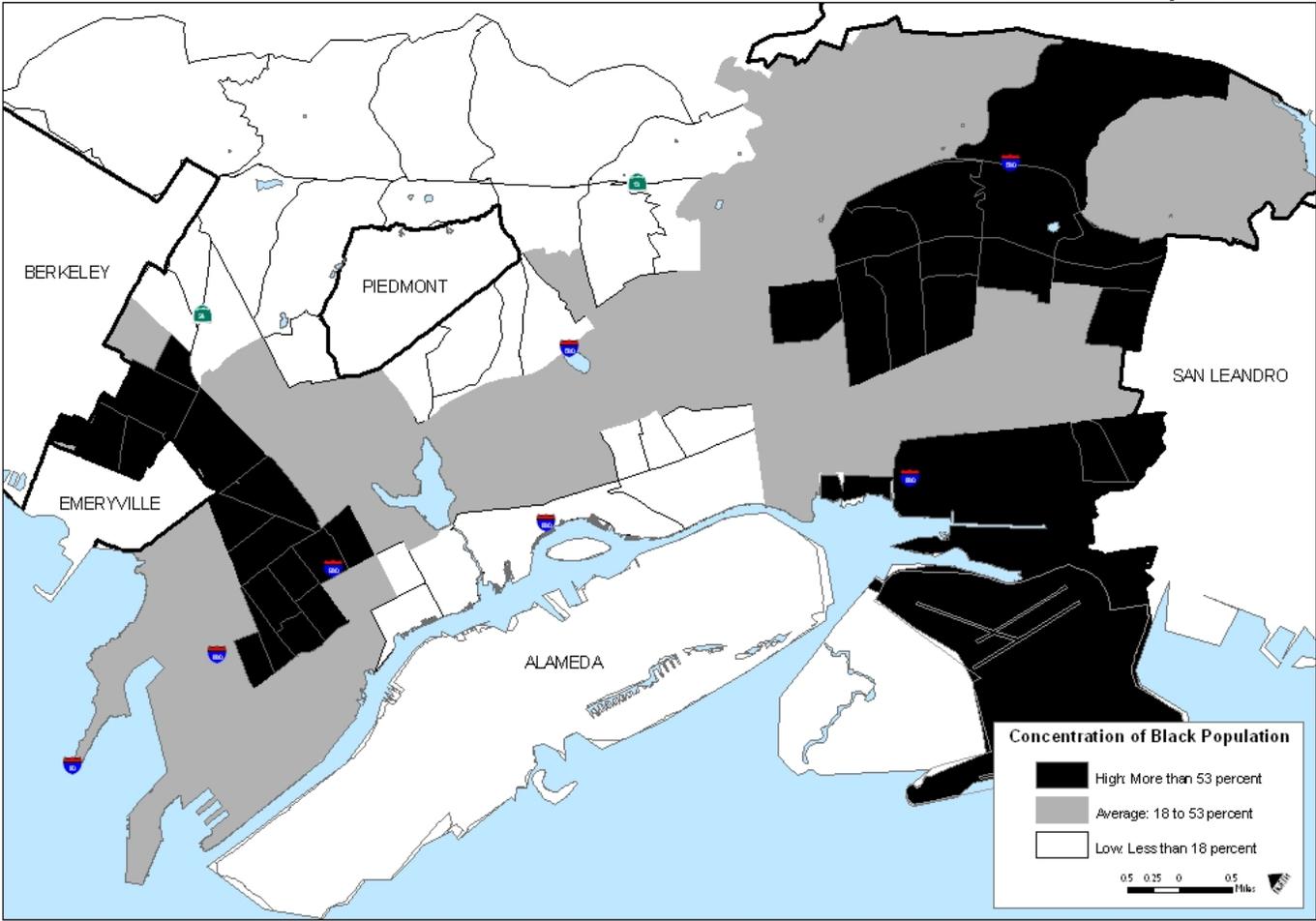


Figure 3-2 Areas of High and Low Concentration of Black Population

Source: U.S. Census Bureau 2000

February 27, 2009

Figure 3-3
Areas of High and Low Concentration of White Population

Public Review Draft Housing Element 2009-2014

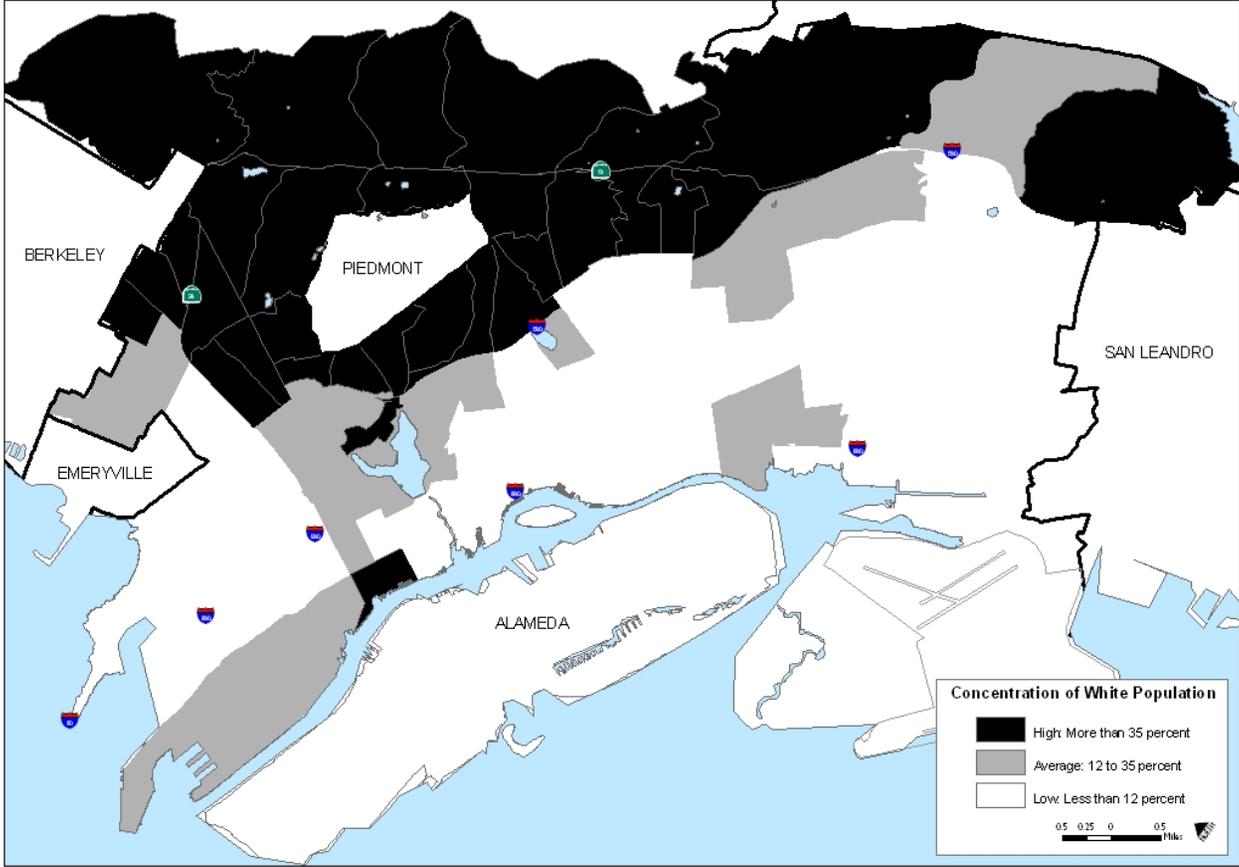


Figure 3-3 Areas of High and Low Concentration of White Population

Source: U.S. Census Bureau 2000

February 27, 2009

Figure 3-4
Areas of High and Low Concentration of Hispanic Population

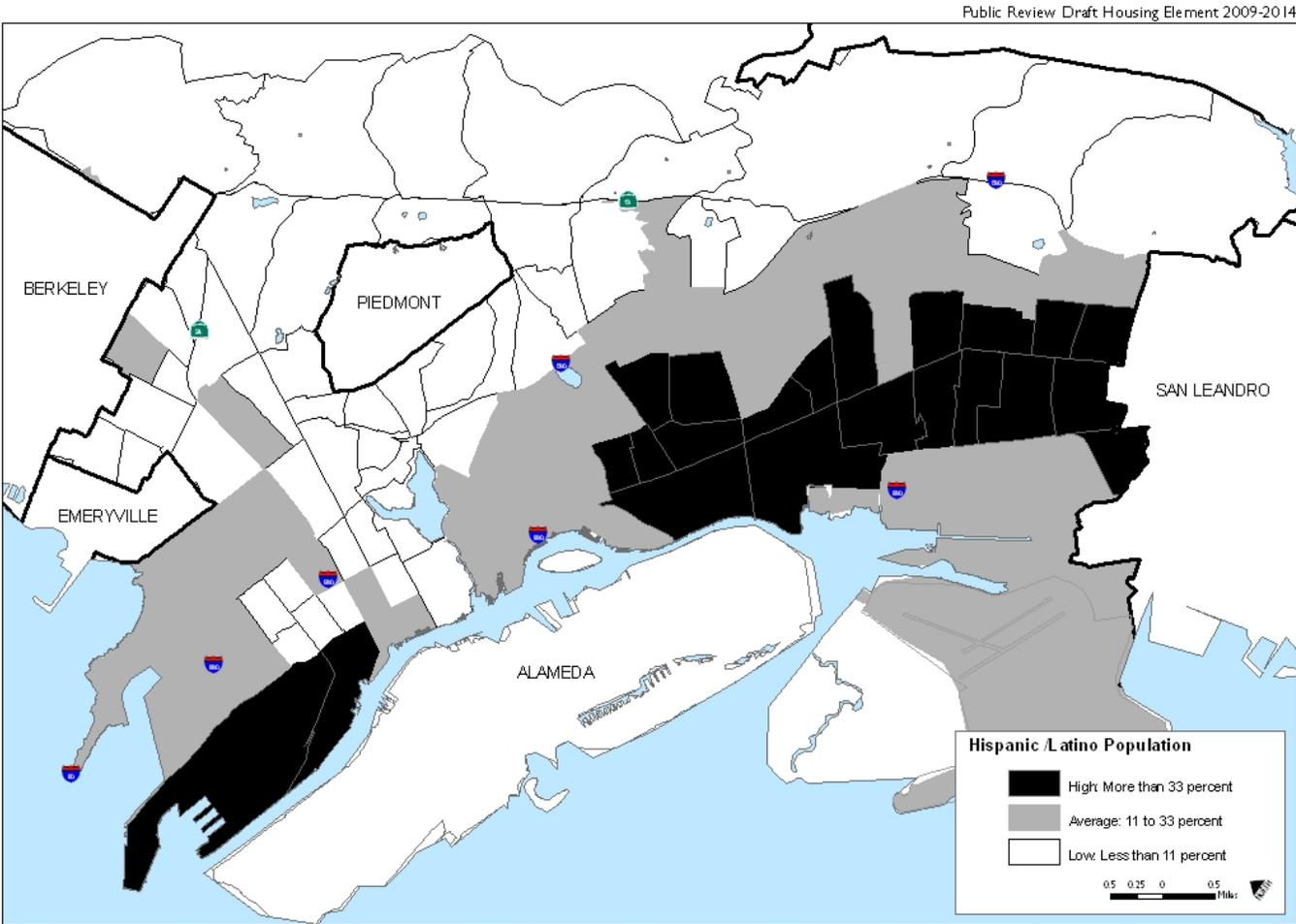


Figure 3-4 Areas of High and Low Concentration of Hispanic/Latino Population

Source: U.S. Census Bureau 2000

February 27, 2009

Figure 3-5
Areas of High and Low Concentration of Asian Population

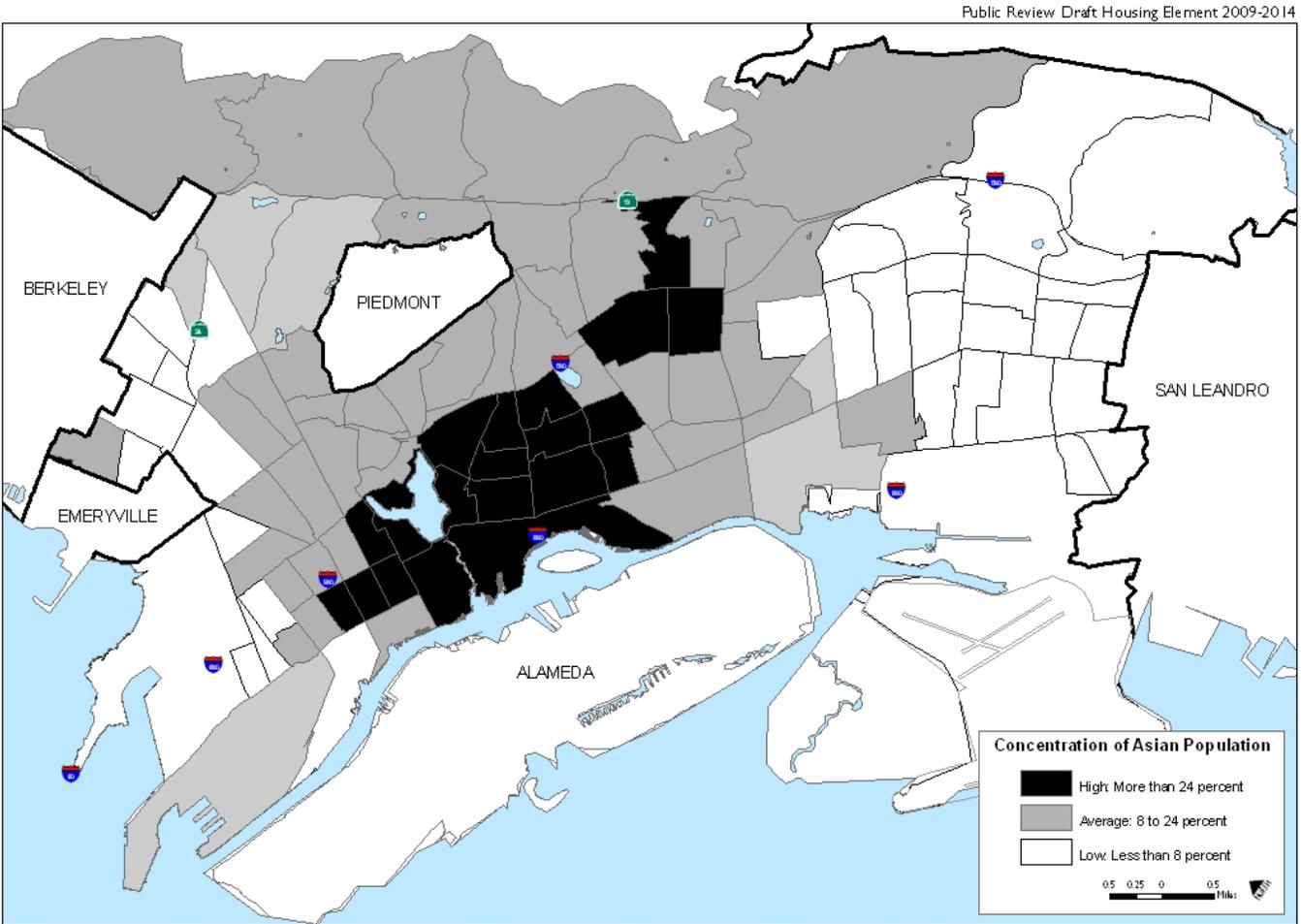


Figure 3-5 Areas of High and Low Concentration of Asian Population

Source: U.S. Census Bureau 2000

February 27, 2009

Age Distribution

Although Oakland experienced a significant change in the racial and ethnic mix of its population between 1990 and 2000, there were only small changes in the age distribution. There has been a slight decrease in the percentage of children under five and young adults in their 20s to early 30s, leading to a small increase in the median age. Conversely, Oakland experienced a small increase in the percent of the population in their late 30s to early 50s and individuals 65 years of age or more. Even with the slight decline in the proportion of some age groups, all age groups experienced an increase in numbers between 1990 and 2000.

If the population changes over the past decade continue during the next 10 to 20 years, the City may be home to a significantly larger number of older adults and retirees who are looking for housing suited to their changing lifestyles and physical needs. However, housing construction in between 1999 and 2007 attracted a large number of younger professionals that has likely changed this age distribution. Table 3-2 compares the age composition of the Oakland's population in 1990 and 2000 with that of Alameda County.

**Table 3-2
Age Distribution (1990 and 2000)**

Age	Oakland 1990	Oakland 2000	Alameda County 2000	California 2000
Under 5 years	8%	7%	7%	7%
5 to 19 years	20%	21%	21%	23%
20 to 34 years	26%	25%	24%	22%
35 to 54 years	27%	30%	31%	29%
55 to 64 years	9%	7%	8%	8%
65 and over	10%	11%	10%	11%
Median age	32	33	35	33

Source: U.S. Census Bureau, 1990 and 2000

Household Size and Composition

Oakland has a high percentage of single adults and other non-family households (unrelated individuals living together). Nearly one-third of Oakland households consist of single persons, and about 30 percent consist of two people. Less than one-fourth of Oakland households have more than three people (mostly family households). The high percentage of smaller households in Oakland may be due, in part, to the relatively low proportion of housing units with more than two bedrooms compared to the surrounding suburban areas. Nearly 70 percent of Oakland's housing stock has two or fewer bedrooms, compared to 54 percent countywide.

The 2000 Census reported that 57 percent of all households in Oakland were family households (households with related individuals). This percentage was substantially below countywide figures. However, the number and percentage of large families (five or more persons) increased between 1990 and 2000, leading to an increase in the average household size, from 2.52 in 1990 to 2.6 in 2000. The

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average family size also increased, from 3.28 to 3.38. These increases are directly related to the proportion of population groups with larger household sizes and the decline in the proportion of population groups with smaller household sizes. White and Black households, which declined as a percentage of all households, have smaller average household sizes (1.95 and 2.47 in 2000) compared to Hispanic and Asian-origin households (3.03 and 4.09 in 2000).

Of Oakland's family households with children, more than one-third (38 percent) are female-headed households, compared to about one-fourth (23 percent) countywide. Although much smaller than the number of single-parent female-headed households, the number of single-parent male-headed households increased from fewer than 2,600 in 1990 to nearly 3,400 in 2000. The growing number of single-parent households will increase the need for housing accessible to childcare and other supportive services geared to single parents.

An increasing number of large families (many of them recent arrivals to Oakland), doubling up among smaller households, a tight housing rental housing market, and a limited supply of large dwelling units with three or more bedrooms are all likely causes of the increase in household size. As a result, overcrowding increased between 1990 and 2000 (see Section F). The trends described above suggest that Oakland should plan for more housing to address the shortage of both affordable housing for large families (who need homes with three or more bedrooms) and the overall shortage of affordable housing that may cause smaller households to share homes.

Tables 3-3, 3-4, and 3-5 compare household size and composition by household type and provide information on household characteristics.

About two percent of the City's population did not live in households in 2000. These residents included inmates of correctional facilities, nursing home residents, persons in homeless shelters, college students in dormitories, and individuals in military barracks and other "group quarters" as defined by the U.S. Census Bureau. Most of Oakland's group home population resided in nursing homes, correctional facilities, and military quarters in 2000. Among group quarters residents counted during the 2000 Census were 1,553 persons in non-institutional settings and 734 homeless individuals. Non-institutional settings include residential care facilities, group homes, and boarding houses. Section G of this chapter discusses the homeless population, as the Census count is not generally considered a reliable indicator of homelessness.

**Table 3-3
Number of Persons per Household (2000)**

	Owner Households	Percent	Renter Households	Percent	Total Households
1 Person	15,067	24%	33,890	38%	48,957
2 Persons	20,605	33%	22,281	25%	42,886
3 Persons	10,344	17%	12,227	14%	22,571
4 Persons	8,088	13%	8,441	10%	16,529
5 Persons	3,844	6%	5,524	6%	9,368
6 Persons	2,140	3%	2,917	3%	5,057
7 + Persons	2,394	4%	3,025	4%	5,419
Total	62,482	100%	88,305	100%	150,787

Source: U.S. Census Bureau, 2000

**Table 3-4
Average Household Size by Race (2000)**

Population Group (Race)	Average Household Size
Pacific Islander	4.56
Other (One Race)	4.30
Hispanic or Latino	4.09
Native American	3.04
Asian Origin	3.03
Two or More Races	2.88
Black	2.47
White (not Hispanic/Latino)	1.96

Source: U.S. Census Bureau, 2000

**Table 3-5
Changes in Household Type (1990 – 2000)**

Household by Type	1990	Percent	2000	Percent
Total Households	144,521	100%	150,790	100%
Average Household Size	2.52	--	2.60	--
Household Population				
Family Households (families)	83,823	58%	86,347	57%
Married-Couple Family	49,906	35%	51,332	34%
With Children	N/A	N/A	24,838	16%
Female Householder, no spouse present	26,723	18%	26,707	18%
With Children	18,815	13%	14,932	10%
Male Householder, no spouse present	6,691	5%	8,040	5%
With Children	2,571	2%	3,298	2%
Average Family Size	3.28	--	3.38	--
Non-family Households	60,698	42%	64,443	43%
Households with one or more non-relatives	21,456	15%	25,945	17%
Households with no non-relatives	123,065	85%	124,845	83%
Group Quarters (Non Household Population)				
Total Group Quarters	7,175	<2%	27,735	<2%
Institutionalized persons	2,894	<1%	13,214	<1%
Other persons in group quarters	4,281	1%	14,521	1%

Note: Percentages represent percentage of all households.

Source: U.S. Census Bureau, 1990 and 2000

Income

Between 1990 and 2000, Oakland's median household income increased from \$27,095 to \$40,055, an increase of nearly 48 percent. The median income for families increased from \$31,755 to \$44,384 (approximately 40 percent), while median income for non-family households increased from \$20,713 to \$34,075 (approximately 70 percent). Table 3-6 shows the distribution of income for families and for households.

**Table 3-6
Household and Family Income (2000)**

Income Range	Total Households	Percent of Total Households	Total Families	Percent of Total Families
Less than \$10,000	19,896	13%	8,748	10%
\$10,000 to \$19,999	18,991	13%	10,390	12%
\$20,000 to \$29,999	18,810	12%	11,129	13%
\$30,000 to \$39,000	17,683	13%	9,674	11%
\$40,000 to \$49,000	14,337	9%	7,854	9%
\$50,000 to \$59,999	11,367	7%	6,729	7%
More than \$60,000	49,887	33%	32,810	38%

Source: U.S. Census Bureau, 2000

Between 1990 and 2000, a divergent trend had occurred with respect to incomes in Oakland relative to incomes for the entire county. The median income for all households in Oakland as a percentage of the countywide median income remained about the same (72 percent). The median income of families declined as a percentage of the countywide median family income, while the median income of non-family households (singles and unrelated individuals sharing housing) actually increased. On the one hand, this divergence is related to the increase in the proportion of Hispanic and Asian families. On the other hand, this change in income can be attributed to the in-migration of more affluent singles and non-family households.

Lower-Income Households

Much of the focus of the Housing Element is on the needs of households by income level. Incomes are defined as a percentage of the median income for the greater Oakland primary metropolitan statistical area (PMSA), comprising Alameda and Contra Costa counties. Five categories are typically used to compare incomes. These categories are “extremely low-income,” “very low-income,” “low-income,” “moderate-income,” and “above-moderate-income.” Table 3-7 summarizes the definitions of these income groups. Table 3-8 shows the dollar thresholds for these income levels by household size according to HUD’s 2008 income guidelines. These guidelines are used by most agencies for defining who is “low-” or “moderate-” income for participation in various government programs.

**Table 3-7
Definitions Used for Comparing Income Levels**

Income Definitions	
Extremely Low-Income	30 percent or less of the Oakland PMSA median income
Very Low-Income	31 to 50 percent of the Oakland PMSA Median Income
Low-Income	51 to 80 percent of the Oakland PMSA Median Income
Moderate-Income	81 to 120 percent of the Oakland PMSA Median Income
Above-moderate-Income	More than 120 percent of the Oakland PMSA Median Income

**Table 3-8
2008 Income Limits, Oakland PMSA²**

PMSA Oakland, CA Median Family Income – Fiscal Year 2008 \$86,100	INCOME LIMITS Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income	\$18,100	\$20,700	\$23,250	\$25,850	\$27,900	\$30,000	\$32,050	\$34,100
Very Low Income	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
Low Income	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450
Median Income	\$60,300	\$68,900	\$77,500	\$86,100	\$93,000	\$99,900	\$106,800	\$113,700
Moderate Income	\$72,360	\$82,680	\$93,000	\$103,320	\$111,600	\$119,880	\$128,160	\$136,440

Source: HUD, http://www.huduser.org/datasets/il/il2008/2008summary.odn?inputname=METRO41860MM5775*Oakland-Fremont%2C+CA+HUD+Metro+FMR+Area&selection_type=hmfa&year=2008
²Alameda and Contra Costa counties.

Table 3-9 compares the proportion of the City’s population at each income level in 2000 based on the Oakland PMSA median income (HUD 2000 estimate).

**Table 3-9
Percent of Oakland Households by Income (2000)**

Income Category	Percent of Households
Extremely Low Income	23%
Very Low	14%
Low	15%
Moderate	48%
Above Moderate	

Source: U.S. Department of Housing and Urban Development: 2000 CHAS Data Book, based on 2000 Census data.

Over half of the City’s households are very low- and low-income, virtually unchanged from 1990. This is significantly above the countywide average of approximately 40 percent. According to Table 3-9, HUD’s 2000 CHAS Data Book for the City of Oakland, the extremely-low income population is approximately 23%. The lack of significant change in income distribution is consistent with the previous discussion regarding the income gap between residents in Oakland and countywide. The lack of change also means that socio-economic and housing trends in Oakland in the late 1990s did not greatly influence the income distribution of City residents by the year 2000.

If this income trend continues, the City will experience a growing demand for assisted rental housing and first-time homebuyer assistance among low- and moderate-income family households, while non-family households may be better able to pay market costs for housing.

The larger percentage of lower-income households in Oakland is also reflected by the percent of households with Social Security and public assistance incomes. Households on public assistance generally have extremely low-incomes, and most Social Security recipients have lower incomes (less than 80 percent of the countywide median income). About 36 percent of all households in Oakland had Social Security or public assistance, compared to 31 percent of households countywide. Although the percent of households with public assistance incomes declined by more than half between 1990 and 2000, the percentage of the Oakland population with such incomes is still significantly higher than the countywide percentage.

Although the number of families on public assistance in Oakland declined between 1990 and 2000, this decline did not appreciably affect the poverty rate among families with children. Despite the movement of many families off welfare, the movement of these families into low-paying jobs did not raise their incomes above the poverty level (see discussion below on poverty rates).

Geographic Concentrations of Low Income Population

As is the case for race and ethnicity, Oakland has clear geographic patterns of concentration by income. As seen in the maps on the following pages, in most of the neighborhoods in the flatland areas of the City, at least 51 percent of the population qualifies as “low and moderate income” under guidelines established by the U.S. Department of Housing and Urban Development. These federal definitions correspond to the terms “low” and “very-low” income as used in the Housing Element. Within those areas, there are neighborhoods with percentages that are more than 1.5 times the citywide average, while in the hill areas, most neighborhoods have concentrations less than half the citywide average.

Figure 3-6
Areas With a Majority of Very-Low and Low Income Persons

Public Review Draft Housing Element 2009-2014

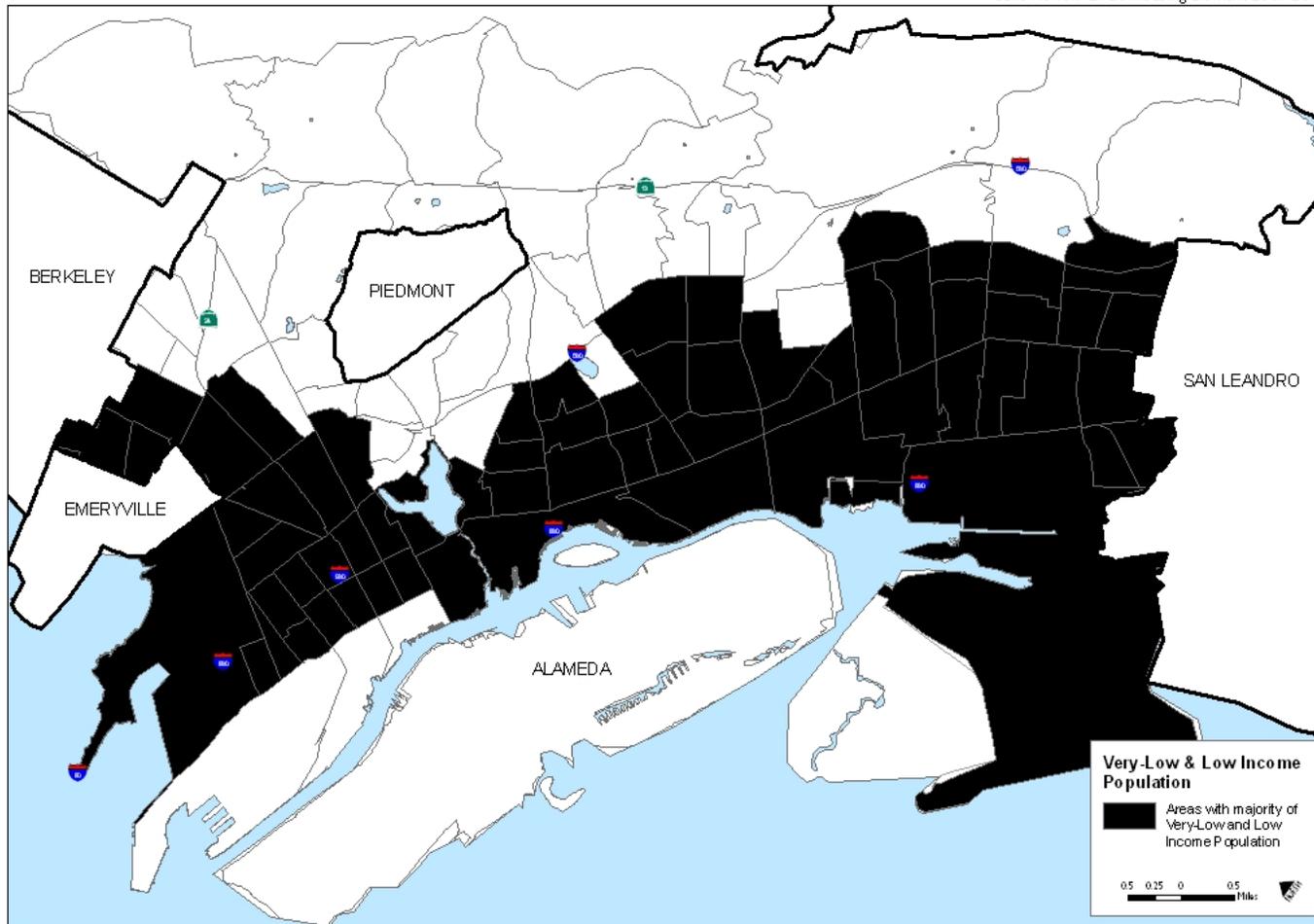


Figure 3-6 Areas with a Majority of Very-Low and Low Income Persons

Source: U.S. Census Bureau 2000

February 27, 2009

Figure 3-7
Areas of High and Low Concentration of Very-Low and Low Income Persons

Public Review Draft Housing Element 2009-2014

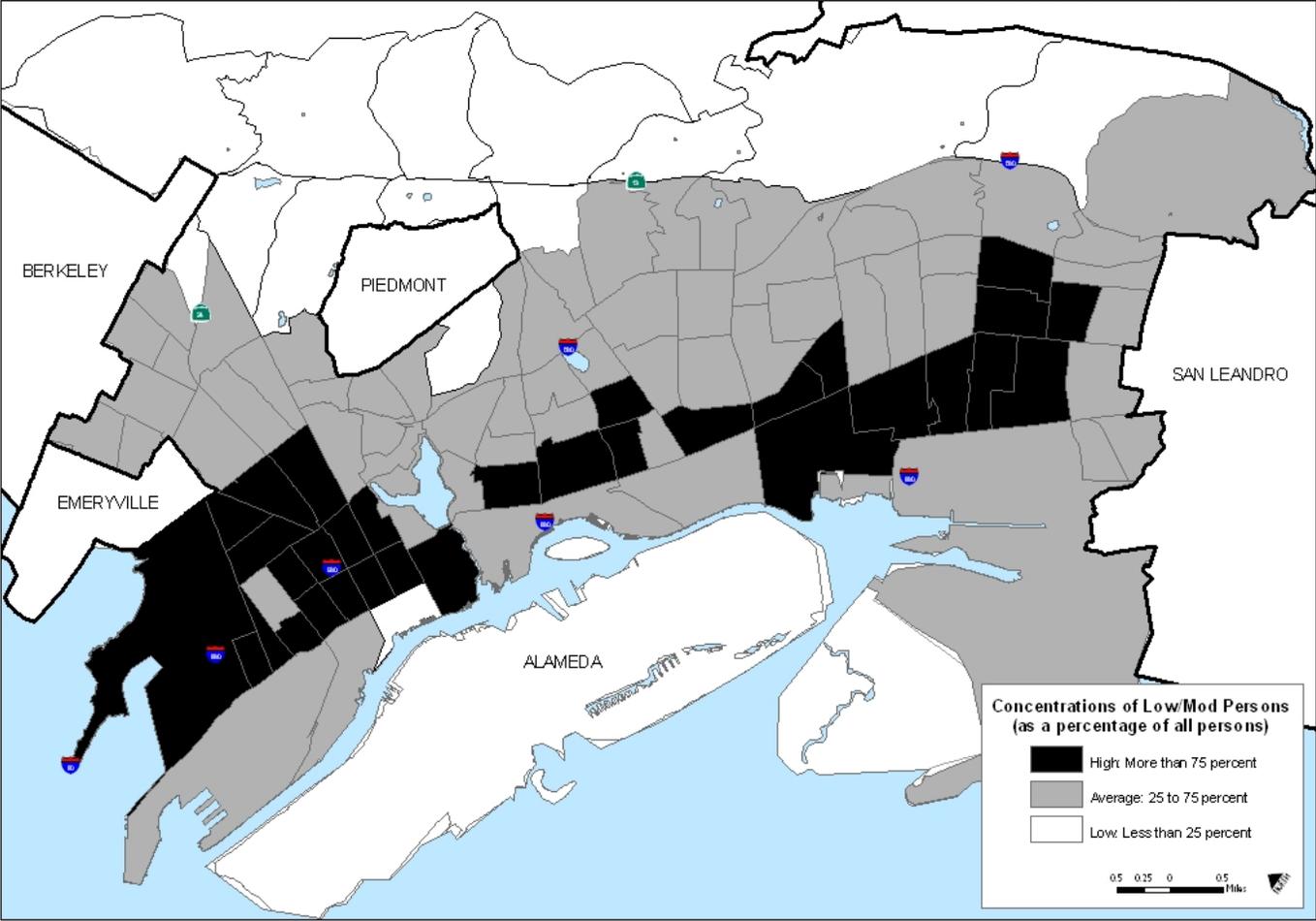


Figure 3-7 Areas of High and Low Concentration of Very-Low and Low Income Persons

Source: U.S. Census Bureau 2000
February 27, 2009

Income and Family Status

A comparison of the 1990 and 2000 Census indicates that the gap between non-family household incomes in Oakland and those countywide narrowed considerably during the 1990s. The incomes of non-families grew by 65 percent over the decade so that, by the year 2000, non-family households in Oakland earned 92 percent of non-family households countywide. Family households did not fare as well, however. The median family income in Oakland increased by 40 percent in ten years, compared to 53 percent in Alameda County. Families in Oakland earned just 67 percent of families countywide in 2000, compared to nearly 71 percent in 1990.

One explanation for this divergent trend is that Oakland experienced an influx of relatively more affluent single- and two-person non-family households during the 1990s. The City also experienced an increase in the number of families who migrated to the United States between 1990 and 2000 and who tend to have lower incomes than the population as a whole.

Unless the income trend for family households improves, Oakland will face a growing demand for affordable family housing for those earning less than the median income, particularly those with incomes less than half the median income.

Table 3-10 compares median household, family, and non-family incomes and the gap between incomes in Oakland and those countywide.

Table 3-10
Median Incomes in Oakland and Alameda County (1990 and 2000)

	Oakland		Alameda County		Oakland Incomes as a Percent of County Incomes	
	1990	2000	1990	2000	1990	2000
Median Household Income	\$27,095	\$40,055	\$37,544	\$55,946	72%	72%
Median Family Income	\$31,755	\$44,384	\$45,073	\$65,857	71%	67%
Median Non-Family Income	\$20,713	\$34,075	\$24,984	\$37,290	83%	92%

Source: U. S Census Bureau, 1990 and 2000

Income and Tenure

As indicated in Table 3-11, renters were more likely than homeowners to have low incomes. One-third (32 percent) of renters in Oakland had extremely low-incomes in 2000 (30 percent or less of median income), and about half earned 50 percent or less of median income. In contrast, about ten percent of homeowners had extremely low-incomes in 2000, and about 20 percent earned 50 percent or less of median income.

2000 Census data reported that homeowners had about twice the median income of renters (approximately \$64,000 for homeowners compared to approximately \$30,000 for renters).

Households earning 50 percent or less of median income, especially those earning 30 percent or less are most likely to require rental assistance. The large percentage of renters with extremely low and very low incomes suggests a growing need for rental assistance because these households are unlikely

to achieve homeownership or benefit from homeownership assistance programs. Incomes for these households are unlikely to keep pace with rising rents (even though rent increases have moderated since 2001).

There are also a significant number of owner households with very low and low incomes. Households earning less than 50 percent of median income are especially vulnerable to financial problems that can make it difficult to meet housing expenses and properly maintain their homes. Many of these households (particularly those who have not paid off their home loans) may need assistance in paying energy bills, refinancing to reduce interest costs, and home maintenance and repairs.

**Table 3-11
Income by Tenure (1990 and 2000)**

Income Level	Renters				Owners			
	1990		2000		1990		2000	
	Number	% of all renters	Number	% of all renters	Number	% of all owners	Number	% of all owners
Extremely Low	26,325	32%	27,539	32%	6,314	10%	6,234	10%
Very Low	15,114	18%	15,858	18%	6,497	11%	5,759	9%
Low	13,378	16%	14,578	17%	7,640	12%	7,499	12%
Moderate/ Above Moderate	28,260	34%	28,878	33%	41,241	67%	41,484	68%
Total	83,074	100%	86,583	100%	61,692	100%	60,976	100%

Sources: U.S. Department of Housing and Urban Development: 1990 and 2000 CHAS Data Books, derived from 1990 and 2000 Census.
Note: Percentages may not sum to 100% due to rounding

Income and Race/Ethnicity

There are also significant differences in income by race and ethnicity in Oakland. Households of Asian or Hispanic or Latino origin, who accounted for nearly all of the City's population growth between 1990 and 2000, had among the lowest incomes in the City. The migration of these groups to the City could explain much of the growing disparity in family income between Oakland and the rest of Alameda County during the 1990s, because a larger percentage of these residents tend to live in family households than the population as a whole. Black/African American households, though their proportion of the population has declined, also have significantly lower incomes.

Table 3-12 compares median income levels by race and ethnicity in 2000, and Table 3-13 compares income categories by race and ethnicity in 1990 (this data was not available for the 2000 Census). Family status and culture could be important indicators of whether these residents will have different housing preferences and needs compared to other population groups. The City may need to consider the characteristics of low-income Asian and Hispanic or Latino households in its planning for affordable housing and implementation of housing programs.

**Table 3-12
Median Income by Race/Ethnicity (2000)**

Race/Ethnicity	Median Income
White (not Hispanic/Latino)	\$57,399
Black/African American	\$31,184
Native American	\$42,857
Asian Origin	\$33,614
Pacific Islander	\$42,378
Other Race	\$38,738
Two or More Races	\$37,475
Hispanic or Latino	\$38,779

Source: U. S. Census Bureau, 2000

**Table 3-13
Income Distribution by Race/Ethnicity (2000)**

Income Category	Number and Percent of Households						
	All	White	Black	Asian	Native American	Pacific Islander	Hispanic
Very Low (<50% AMI)	55,062	10,405	26,255	9,125	249	173	8,855
	38%	21%	47%	47%	45%	43%	43%
Low (50-80% AMI)	21,964	5,735	9,150	2,650	55	69	4,305
	15%	12%	16%	14%	10%	17%	21%
Moderate and Above Moderate (>80% AMI)	68,711	32,870	20,185	7,675	253	164	7,564
	47%	67%	36%	39%	45%	40%	36%
Total	145,737	49,010	55,590	19,450	557	406	20,724
	100%	100%	100%	100%	100%	100%	100%

Sources: U. S. Census Bureau, 2000

Note: Totals for racial/ethnic groups to do not sum to the total for all households because "Other" race is not included.

Poverty Rate

The poverty rate is another relative measure of financial well-being. The poverty level is a federally defined measure of the minimum income needed for subsistence living. The poverty level is an important indicator of severe financial distress, and the rate of poverty in a community (proportion of the population with poverty level incomes or less) provides important information about individuals and families who have the greatest financial need. The dollar threshold for poverty is adjusted by the federal government for household size and composition, but not by region, and tends to understate the true extent of poverty in high cost areas such as the San Francisco Bay area.

According to the 2000 Census, approximately 19.4 percent of the City’s population was below the poverty level, compared to 11 percent countywide. Despite an improving economy between the mid-1990s and 2000, poverty in Oakland remained a significant problem and actually rose slightly. Families with children in Oakland had high poverty rates and were twice as likely to live in poverty as those countywide. Female-headed households with children had the highest poverty rates, twice or more the poverty rate than among the general population. Female-headed households with children were 50 percent more likely than female-headed households countywide to live in poverty. Single mothers with children under five were more at risk of poverty than any other population group—43 percent of these households live in poverty in Oakland.

In contrast, seniors had significantly lower poverty rates, although seniors in Oakland were more likely to live in poverty than seniors living elsewhere in the county.

The persistently high poverty rate in Oakland, particularly among families and single parents, suggests that Oakland will continue to experience a high demand for subsidized rental housing and financial assistance for home repairs and utility payments among homeowners who live in poverty. Low-cost family housing will continue to be an urgent need in Oakland. Access to childcare and supportive services for families, particularly single parents, will also be a high priority need.

Table 3-14 compares poverty rates for the City of Oakland and Alameda County according to the 2000 Census. Table 3-15 provides year 2001 poverty thresholds for several types of households.

**Table 3-14
Poverty Rates (2000)**

	Oakland	Alameda County
Total Population	19%	11%
All Adults	17%	10%
65 and Over	13%	8%
Related Children	28%	14%
All Families	16%	8%
Families with Children	23%	11%
Households with Female Householders	30%	20%
Female Headed Families with Children	37%	26%

Source: U. S. Census Bureau, 2000

**Table 3-15
Federal Poverty Thresholds (2001)**

Household Type and Size	Income	Household Type and Size	Income
Single Person 65+	\$8,294	Two Adults, One Child	\$14,255
Single Person Under 65	\$9,214	One Adult, Three Children	\$18,022
Two Persons 65+	\$12,161	Two Adults, Two Children	\$17,960
Two Persons Under 65	\$12,207	One Adult, Four Children	\$20,812
One Adult, Two Children	\$14,269	Two Adults, Three Children	\$21,350

B. HOUSING CHARACTERISTICS

Housing Composition

Oakland has a net gain of over 9,300 housing units between 1990 and 2008, according to the California Department of Finance (DOF). This number does not represent the full extent of development activity since 1990, because nearly 3,000 housing units that were lost in the 1991 Oakland-Berkeley Hills Fire. As a result, total construction during this period was closer to over 12,000 units. In addition, the City had to rehabilitate nearly 1,000 housing units damaged in the 1989 Loma-Prieta earthquake.

Most of the increase in the housing stock between 1990 and 2000 was through the construction of single-family homes, according to the 2000 Census. Over 3,200 single-family homes were constructed between 1990 and 2000, primarily replacement dwellings for homes lost in the 1991 fire. Most of the multifamily housing that has been constructed since 1990 has been publicly assisted rental housing for lower-income households, although there has been significant market rate development since 1999.

The overall mix of housing did not change considerably between 1990 and 2000, according to census counts. In 1990, approximately 48 percent of the City's housing stock consisted of single-family homes, 32 percent was in multifamily dwellings in structures of five or more units, and 19 percent was in multifamily dwellings in structures of two to four units. By 2000, the number of single-family homes increased by over 3,600, while the number of multifamily units remained about the same.

One of the most significant changes in housing construction trends since 2000 is the production of multifamily housing that is occurring, and is anticipated to continue, under the City's "10K" and other initiatives. Both rental and condominium development along with some townhome units have dominated the number of units constructed in recent years. Single family detached units account for a relatively small percentage of new units. City records on housing units constructed or under construction since 1999, pending projects, and housing opportunity sites suggests that the majority of homes constructed during the next decade will continue to be multifamily structures (such as townhomes, condominiums, apartments, and lofts).

The number of households increased at twice the rate of gain in the housing stock during the 1990s, so that by 2000 the estimated vacancy rate was about half that in 1990 (see discussion of vacancy rates below).

Table 3-16 shows the changes in the housing stock for the City of Oakland between 1990 and 2008, and the California Department of Finance’s estimate of dwelling units as of January 2002.

**Table 3-16
Housing Estimates, City of Oakland (1990 through 2008)**

Year	Housing Units								Persons Per Household
	Total	Single		Multiple		Mobile Homes	Other	Occupied	
		Detached	Attached	2 to 4	5 Plus				
1990	154,737	68,702	5,736	29,388	48,847	186	1,878	144,521	2.52
2000	157,505	71,424	6,645	28,972	50,008	364	92	150,787	2.60
2008	164,053	72,659	6,775	29,817	54,346	456	--	157,055	2.63

Sources: California Department of Finance, City/County Population and Housing Estimates (E-5 Report); 2000 Census.
 Note: The 2000 Census count of occupied housing units varies by three dwelling units from the household count in Table 3-3 Number of Persons per Household (2000) because the estimate in Table 3-17 Housing Occupancy (1990 and 2000) comes from a different census report than the estimate in Table 3-3 Number of Persons per Household (2000).

Housing Occupancy

Vacancy

As noted above, household growth outpaced housing construction during the 1990s, so that by 2000, the vacancy rate was half that of the beginning of the decade. According to the 2000 Census, the effective vacancy rate⁸ was just two percent for owner-occupied housing and three percent for renter housing. The effective vacancy rate was well below the level most housing analysts consider sufficient—about five percent—to allow for mobility and choice in housing and to moderate housing cost increases. The vacancy rate for rental housing was particularly low since renters tend to move more frequently. To accommodate greater mobility among renters, a higher vacancy rate is necessary to ensure adequate choice and moderate rent increases. A rental vacancy rate of five to six percent is generally considered desirable.

Much of the new demand for housing during the 1990s was met by vacant units in the existing housing stock, as shown by the reduction in vacancy rates. By 2000, vacancy rates had reached a point where the existing housing stock could not continue to meet additional housing demand.

An exception to this is the Census Tracts with high foreclosure rates. The foreclosure crisis (see section on Housing Cost for more details) that began in 2006-2007 has dramatically changed this situation. Many neighborhoods, especially in East Oakland, West Oakland, and the western edge of North Oakland, have large numbers of vacant, foreclosed homes. According to June 2008 U.S. Postal Service 90+ day Vacancy data available via HUD, vacancy rates below 4% are evident in most Census Tracts in the City. The vacancy rate for those neighborhoods where foreclosures are prevalent are showing vacancy rates from 4% to over 8%. Neighborhoods with large numbers of bank-owned properties mean that there is a higher risk of blight due to the absence of or minimal asset management expenditures by owners.

⁸ The percent of dwelling units available for occupancy excluding homes that are boarded up, used only part of the year, or sold or rented and awaiting occupancy

Table 3-17 compares occupancy and vacancy rates in Oakland and Alameda County for 1990 and 2000.

**Table 3-17
Housing Occupancy (1990 and 2000)**

	Oakland				Alameda County			
	1990	Percent	2000	Percent	1990	Percent	2000	Percent
Total housing units	154,737	100%	157,508	100%	504,109	100%	540,183	100%
Occupied units	144,521	93.3%	150,790	95.7%	479,518	95.1%	523,366	96.9
Vacant units	10,216	6.7%	6,718	4.3%	24,591	4.9%	16,817	3.1
Vacant – seasonal, migrant, recreational, occasional use	159	0.1%	474	0.3%	592	0.1%	2,084	0.4%
Rented or Sold, Awaiting Occupancy	1,142	0.7%	769	0.5%	2,532	0.5%	2,227	0.4%
Other Vacant ¹	2,389	3.1%	N/A	--	4,752	0.9%	N/A	--
Net Vacant Units	6,526	4.5%	5,475	3.5%	16,715	3.3%	12,506	2.3%
Effective Vacancy Rate								
Owners	--	1.6%	--	2.0%	--	1.1%	--	1.1%
Renters		6.7%		3.0%		3.8%		2.6%

Source: U. S. Census Bureau, 1990 and 2000

¹This is a 1990 Census category only.

Tenure

A majority of Oakland households are renters, about 57 percent in 1990 and 58.6 percent in 2000. Oakland's homeownership rate declined between 1990 and 2000. Only non-Hispanic White households had a majority of homeowners in 1990, and then only a small majority (52 percent in 1990 and 56 percent in 2000). Other racial and ethnic groups had homeownership rates between 33 percent and 50 percent. Table 3-18 compares tenure by race in 1990 and 2000.

**Table 3-18
Tenure by Race and Hispanic Origin (1990 and 2000)**

Race	Owners		Renters		Percent Owners		Percent Renters	
	1990	2000	1990	2000	1990	2000	1990	2000
Non-Hispanic or Latino								
White	27,391	25,613	25,754	23,411	52%	56%	48%	42%
Black	21,760	20,214	39,763	35,985	35%	36%	65%	64%
Native American	196	269	485	596	29%	50%	71%	50%
Asian/Pacific Islander	6,435	8,168	9,418	11,821	50%	41%	50%	59%
Other ¹	95	5,577	153	11,515	38%	33%	62%	67%
Hispanic or Latino								
Hispanic or Latino	4,345	6,898	8,729	13,816	37%	41%	63%	59%
Total	60,222	62,489	84,368	88,301	43%	41%	57%	59%

Source: U. S. Census Bureau, 1990 and 2000

¹Other category includes two or more races, reported only for the 2000 Census.

Note: Total number of households may not equal totals in other tables because tenure by race and ethnicity is not based on a 100 percent count.

Homeownership is closely related to incomes. In 2000, White households had the highest median income (approximately \$49,500), between \$15,000 and \$23,000 higher than Black, Hispanic, and Asian households. Households of Black origin had the second highest median income (approximately \$34,000) and households of Asian/Pacific Islander origin had the third highest median income (approximately 30,500). Higher median incomes among these groups permitted higher homeownership rates.

During the first half of 2000 there may have been an increase in ownership due to a dramatic increase in construction of condominiums in Oakland's Central District as a part of the Mayor's 10K initiative. The initiative's goals were to revitalize the downtown area by attracting 10,000 new residents through the development of housing. The initiative has mostly achieved its housing development goals and may have increased the ownership rate. Conversely, starting in 2007 the foreclosure crisis has likely erased any gains in homeownership. The tremendous number housing units in foreclosure in 2007 and 2008 have likely erased any gains made in ownership accomplished by the construction of condominiums in the downtown area. In addition, the foreclosure crisis is possibly exerting pressure on the rental market since former homeowners are now likely seeking housing in the rental market. (See section Foreclosures for more details.)

Much of the growth in Oakland's population from 1990 to 2000 was families who cannot afford to purchase homes. Among other reasons for the increase in the proportion of renters may be the loss of nearly three thousand (primarily owner-occupied) homes in the 1991 fire, higher housing costs that made it more difficult for households to become homeowners, and a shortage of homes to purchase.

The trend in housing tenure has several possible policy implications for the City:

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1. The City can continue to facilitate the construction of rental housing for those who cannot, and probably would not be able to, purchase homes (even with financial assistance), very low-income households most at-risk from rising rental rents, and households that do not seek homeownership but can afford market rents. Increasing the rental housing stock will ease difficulties associated with the rising rental rates and availability.
2. The City can seek to increase homeownership by facilitating and providing assistance to projects that provide low- and moderate-income homeownership opportunities.
3. The City can continue to improve, and facilitate private investment in, the existing housing stock to better meet the needs of Oakland’s changing population.
4. The City could create programs that would permit renters to purchase homes that they rent.

As in most communities, homeownership in Oakland increases with the age of the householder. Homeownership reaches the 50 percent level for householders between 45 and 54 and peaks between ages 65 and 74. After that period, homeownership declines. Many older seniors either have declining incomes, forcing them to sell their homes, or choose to live in non-owned housing that better meets their changing lifestyle, physical, and supportive services needs.

The growing number of older homeowners may suggest an increasing need for financial assistance to lower-income seniors to make modifications for greater accessibility and mobility within and around the home, energy efficiency, and other home repairs and improvements that will allow seniors to live longer, independent lives in their present locations. For older adults wishing to move to housing specifically designed for seniors, programs that provide more housing choices for this age group may be indicated. If seniors are “trapped” in their homes due to financial or other circumstances, turnover in the housing market will be affected. By providing seniors with more housing options, the City can facilitate homeownership for younger households who wish to purchase homes.

Table 3-19 compares homeownership rates by age.

**Table 3-19
Homeownership Rates by Age, Oakland (2000)**

Age	Owners	Renters	Ownership Rate	Rental Rate
15 to 24	404	6,627	<6%	94%
25 to 34	5,862	25,256	19%	81%
35 to 44	13,072	20,909	38%	62%
45 to 54	16,143	15,819	51%	49%
55 to 59	6,102	4,293	59%	41%
60 to 64	4,672	3,376	58%	42%
65 to 74	7,810	5,477	59%	41%
75 and over	8,417	6,548	53%	47%
Total	62,482	88,305	41%	59%

Source: U. S. Census Bureau, 2000

Note: Total number of households may not equal totals in other tables because tenure by age is not based on a 100 percent count.

C. AGE AND CONDITION OF HOUSING STOCK

Is Housing Improving or Deteriorating in Oakland?

The age and condition of the housing stock provide additional measures of housing adequacy and availability. Some of the indicators of substandard housing, such as an aging housing stock and the number of dwelling units lacking complete facilities, indicate that the City's housing stock may have deteriorated since 1990. Other indicators, such as the rehabilitation of earthquake-damaged residential hotels and the increase in private investment in many residential neighborhoods, suggest that housing conditions in Oakland may be improving. Long-term trends from the 1960s indicate that housing conditions may have improved, if no other reason than thousands of older, often substandard dwelling units were removed during the 1960s and 1970s due to code enforcement and to make way for public works and redevelopment projects.

Indicators used to define substandard housing can also influence conclusions regarding the condition of housing. For example, a 1982 housing conditions survey conducted by City officials found that about 10 percent of the City's housing stock was deteriorated and substandard. The 1982 survey may have counted only more seriously deteriorated dwelling units. A sample survey of housing conditions in 2002 found that as much as 30 percent of the housing stock may need various levels of repair, from deferred maintenance to substantial rehabilitation. Unfortunately, there is no empirical evidence based on consistent, periodically conducted citywide surveys of housing conditions, on which to base definitive conclusions about whether Oakland's housing stock is improving or deteriorating.

According to the 2000 Census, approximately 2,200 dwelling units had no heating systems, over 1,600 dwelling units lacked complete plumbing, and nearly 2,100 dwelling units lacked complete kitchen facilities. Each of these measures showed a higher incidence than in 1990. According to the 1990 Census, approximately 1,300 dwelling units lacked heating, nearly 2,000 dwelling units lacked complete plumbing, and nearly 1,300 dwelling units did not have complete kitchen facilities. It should be noted that a significant percentage of these housing units are in single-room occupancy buildings that do not have private bath and kitchen facilities for individual dwelling units.

Health hazards, such as presence of asbestos or lead-based paint, can also be an indicator of housing condition. The City estimates up to two-thirds of the housing units in Oakland could contain lead based paint. The large percentage of homes constructed before the 1970s increases the probability of lead paint contamination since this type of paint was commonly used up to that time.

Whether or not housing conditions in Oakland are improving overall, they remain a problem by any of the measures discussed above. Housing conditions in the City's oldest, poorest neighborhoods with the highest proportion of renters and high foreclosure rates are likely to suffer the most from substandard housing conditions. For these reasons, it is likely that the City will need to continue its active role in housing code enforcement and providing financial assistance to property owners who cannot afford to maintain or repair their homes.

Age of the Housing Stock as an Indicator of Housing Condition

The age of Oakland's housing stock suggests the potential for deterioration, although, the age of housing, by itself, is not a definitive measure of housing condition. Many communities have a preponderance of housing more than 40 years old but little housing rehabilitation or replacement need. The age of housing, when correlated with income and the proportion of rental housing, can provide a reasonable measure of housing condition. Empirical evidence suggests that communities with high proportions of housing more than 40 years old, lower-income households, and rental

housing will usually have a higher proportion of housing in need of repair than similar communities with higher incomes and a higher proportion of ownership housing.

Nearly two-thirds (65 percent) of the City’s housing was constructed before 1960 and is more than 40 years old. More than one-third (35 percent) of housing units were constructed before 1940 and are over 60 years old. A review of housing conditions in communities with similar income and age of housing characteristics in which housing condition surveys were recently conducted⁹ found that between 20 percent and 33 percent of the housing stock was in need of rehabilitation, and between two percent and five percent of housing was in need of replacement.

Table 3-20 summarizes the age of the housing stock in Oakland.

**Table 3-20
Age of Housing Units (2000)**

Year	Number of Units	Percentage
1939 or earlier	55,339	35%
1940 to 1959	47,698	30%
1960 to 1969	22,092	14%
1970 to 1979	16,862	11%
1980 to 1989	7,713	5%
1990 to March 2000	7,801	5%
Total	157,505	100%

Source: U.S. Census Bureau, 2000

Sample Survey of Housing Conditions

The following narrative describes the previous Housing Element housing condition survey. The City conducted a sample survey of housing conditions in ten randomly selected Oakland census tracts (see Appendix A for methodology). This survey was based on exterior housing conditions. Often, interior problems with housing conditions are not evident from an evaluation of exterior housing conditions. Appendix A describes the sample survey methodology.

These census tracts represented a range of demographics, income, housing characteristics, and geography. Approximately 1,200 dwelling units were included in the sample. The survey found that approximately 30 percent of dwelling units were in need of deferred maintenance to substantial rehabilitation based on an assessment of exterior housing conditions (roof, siding, foundation, windows, and doors). The City estimates that up to 47,000 dwelling units might need deferred maintenance or rehabilitation. Most of the housing units in the sample needing repairs required only minor rehabilitation or deferred maintenance. Less than ten percent of the dwelling units in the sample needed moderate to substantial rehabilitation. The maximum replacement need is estimated at two percent (approximately 3,200 dwelling units).

Rehabilitation need in Oakland varies by geography, age of the housing stock, and incomes of residents. Neighborhoods with older housing and a higher percentage of very low- and low-income

⁹ West Sacramento, San Bernardino, El Cerrito, San Pablo and Banning

residents will have a higher rehabilitation need. Neighborhoods below the MacArthur freeway, which have higher percentages of older housing and lower-income residents, are estimated to have a higher rehabilitation need. Exceptions would be neighborhoods, such as parts of West Oakland that experienced significant public and private investment in new housing during the 1990s. Areas of the City north of Interstate 580, particularly in the Oakland hills, and around Lake Merritt are estimated to have a significantly lower rehabilitation need because incomes are higher and the housing stock is relatively newer.

Anecdotal evidence suggests that the current foreclosure crisis is impacting housing conditions for those units that have been taken back by banks (REO properties). Reports of vandalism, looting of construction materials and interior finishes (e.g. copper pipes, fixtures, appliances), adverse possession (i.e. squatting), and forced entry of properties to conduct illegal activity such as selling and manufacturing drugs and prostitution. (See section Foreclosures for more details.)

Presence of Lead-Based Paint

The presence of lead-based paint in housing can also be an indicator of unsafe housing conditions, particularly for households with children. Lead-based paint was commonly used for residences through the early 1970s. The presence of lead-based paint becomes a health hazard in older homes when paint deteriorates, peels, and flakes. Dwelling units constructed before the 1960s are most likely to contain hazardous lead paint conditions.

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Table 3-21 summarizes the estimated number of housing units in Oakland with lead-based paint that could potentially present a hazard.

It should be noted that extreme caution must be used in interpreting these numbers. First, the amount of lead-based paint may vary considerably. Second, the figures for incidence of lead-based paint are based on national averages, and can vary greatly by region, and other factors. Third, and most important, the presence of lead-based paint does not automatically indicate that lead hazards exist. Lead hazards exist only when conditions exist that may cause lead to be released from the paint and result in lead exposure to persons in and around the affected housing unit.

Despite these qualifications, it must be noted that childhood lead poisoning is a significant public health problem in California, and particularly in the Bay Area. The Alameda County Lead Poisoning Prevention Program (LPPP) reports that lead poisoning is particularly prevalent in the West Oakland, San Antonio, Fruitvale, and East Oakland areas, which have a confluence of low household incomes, low rents, concentrations of older housing (much in deteriorated condition), and concentrations of families with children under the age of seven. The LPPP reports that within Alameda County, both high risk areas and cases of lead poisoning are by far more prevalent in Oakland than in other jurisdictions.

**Table 3-21
Incidence of Lead-Based Paint (1990)**

	Renter-Occupied Units	Owner-Occupied Units				
Year Built	Total	Low	Moderate	Total	Low	Moderate
Pre-1940	25,326	10,006	10,373	29,290	1,635	2,186
(with lead)	(22,793)	(9,005)	(9,336)	(26,361)	(1,471)	(1,967)
1940 – 1959	25,399	9,166	11,741	20,431	997	1,830
(with lead)	(20,319)	(7,333)	(9,393)	(16,345)	(798)	(1,464)
1960 - 1979	26,128	9,728	10,903	8,129	177	256
(with lead)	(16,200)	(6,031)	(6,760)	(5,040)	(110)	(159)

Sources: Oakland Consolidated Plan. data from U.S. Department of HUD; U.S. Census Bureau, 1990

D. HOUSING COST

The Bay Area is one of the most expensive housing markets in the country. In Oakland, rents and median sales prices rose slowly during much of the 1990s, price increases accelerated in the late 1990s and continued to increase rapidly until 2006. Since then, prices have declined dramatically as the housing bubble burst and as foreclosures increased. Despite these reductions, prices are still well above those of 10 years ago.

Comparing 1990 and 2000 Census data, the widening gap between housing costs and incomes is especially acute for family households, whose incomes lagged during the 1990s and who represented a large share of Oakland's population growth during that period. Increases in overpayment and overcrowding since 1990 are further indicators of the problems faced by lower-income households, especially family households, and those with very low-incomes.

The following sections evaluate both ownership and rental housing in light of the gap between housing costs and income. Looking both at recent sales prices and market rental rates, data indicate that the widening gap trend continues into the first decade of the millennium. The construction of subsidized rental housing also continues to be a challenge as the subsidy cost per unit assumption continues to climb resulting in more challenges to provide more deeply affordable units.

Development trends in Oakland (see Chapter 4, Land Inventory) suggest that market rate housing constructed, under construction, or approved since 2007 contains, or will contain, some housing units affordable to moderate-income small households and families. By contrast, units affordable to very low- and low-income households are not mandated in market rate projects and require significant amount of financial assistance. If these trends in housing costs and incomes continue in Oakland, the City may need strategies to:

1. increase the supply of affordable housing for lower-income households, especially very low-income households and large families;
2. address cost increases in rental housing and an increasing need for rental assistance;
3. facilitate the continued construction of market-rate rental housing affordable to moderate-income households;
4. seek new sources of funding for affordable housing.

Housing Prices for Owner-Occupied Housing

Even with the housing cost increases and accompanying recent sales price corrections experienced since 2000, Oakland remains relatively affordable compared to other centrally located Bay Area communities. Housing prices in most Oakland neighborhoods are significantly lower than the median Bay Area housing price of \$686,810 as reported by the California Association of Realtors® in June 2008.¹⁰ In Table 3-22 below, the median home sales price for the period of January through July 2008 shows that Oakland continues to be among the lowest ownership cost compared to other Bay Area Cities. Table 3-22 also shows the median home sales price changes for some Bay Area cities for both 2000 and as of July 2008.

**Table 3-22
Selection of Bay Area Cities Median Home Sales Prices
2000 and January to July 2008**

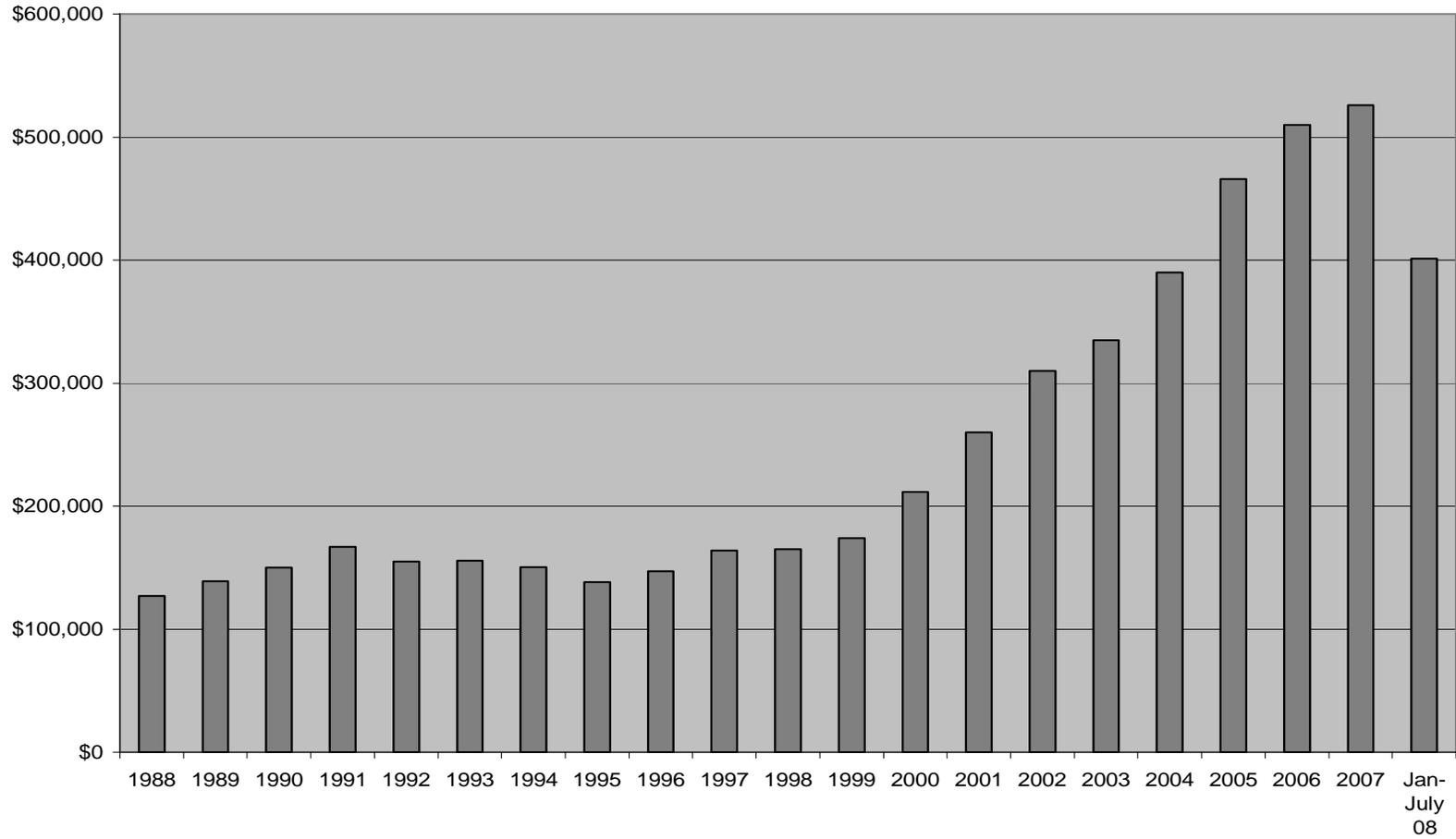
	Median Home Sales Price 2000	Median Home Sales Price January-July 08	Percent Change in Price
Alameda	\$359,000	\$625,000	74%
Albany	\$335,000	\$500,000	49%
Berkeley	\$420,000	\$735,000	75%
Castro Valley	\$356,500	\$518,500	45%
Emeryville	\$191,000	\$307,500	61%
Fremont	\$382,000	\$564,000	48%
Hayward	\$255,000	\$360,000	41%
Oakland	\$211,500	\$401,000	90%
Richmond	\$160,000	\$245,000	53%
San Francisco	\$485,000	\$760,000	57%
San Jose	\$400,000	\$560,000	40%
San Leandro	\$265,000	\$391,000	48%

Source: DataQuick

According to DataQuick, median home sales price data obtained by the City show that in the past ten years housing prices in Oakland increased on average 158%. Expanding the time range to twenty years from 1988 to 2008, there is a dramatic increase in median home prices—an average increase of 232%. Figure 3-8 charts the Oakland median sales price trends over this 20 year period.

¹⁰ As per California Association of Realtors press release June 25, 2008 (<http://www.car.org/index.php?id=Mzg1MzE=>)

**Figure 3-8
Oakland Median Home Sales Prices 1988 to mid-2008**



Data for 2008 is for first six months of year
Source: DataQuick

Focusing on Oakland neighborhoods, the following Table 3-23 shows variations in house sales prices by Oakland zip codes and price changes over time. The table illustrates the magnitude of price variation between zip codes. For example, the January to July 2008 median sales prices has a high of \$826,500 in zip code 94618 and a low of \$175,000 in zip code 94621 (i.e. almost a quarter of the price). This table also illustrates the progressive increase in median home sales prices over time with recent 10 year price changes between 97 to 220% increases.

Table 3-23
Median Home Sales Prices by Zip Code
Oakland (Selected Years, 1998-2008¹¹)

Zip Code	1988	1990	1998	2000	% Change 1990-2000	Jan-July 08	% Change 1988 - July 2008	% Change 1998 - July 2008
94601	\$87,000	\$124,000	\$110,000	\$160,000	29%	\$252,500	190%	130%
94602	\$160,000	\$210,000	\$235,000	\$325,000	55%	\$599,000	274%	155%
94603	\$65,750	\$88,000	\$91,000	\$142,250	62%	\$205,500	213%	126%
94605	\$115,000	\$130,000	\$147,000	\$194,000	49%	\$332,000	189%	126%
94606	\$97,000	\$130,000	\$109,500	\$170,000	31%	\$314,000	224%	187%
94607	\$86,000	\$94,500	\$138,500	\$160,000	69%	\$354,500	312%	156%
94608	\$81,000	\$100,000	\$105,000	\$185,000	85%	\$290,000	258%	176%
94609	\$132,250	\$165,000	\$155,500	\$280,000	70%	\$445,000	236%	186%
94610	\$156,500	\$142,500	\$204,545	\$266,500	87%	\$655,000	319%	220%
94611	\$234,250	\$270,000	\$320,000	\$465,000	72%	\$680,500	191%	113%
94612	\$136,000	\$109,000	\$142,000	\$139,000	28%	\$354,500	161%	150%
94618	\$250,000	\$296,000	\$289,250	\$520,000	76%	\$826,500	231%	186%
94619	\$130,000	\$170,000	\$176,000	\$260,000	53%	\$480,000	269%	173%
94621	\$63,500	\$83,500	\$89,000	\$130,500	56%	\$175,000	176%	97%
Average of Median Sales Prices per Zip Code	\$128,161	\$150,893	\$165,164	\$242,661	61%	\$426,000	232%	158%

Source: DataQuick

Although overall there have been continued price increases for all neighborhoods in Oakland, this year's progressively worsening financial crisis and resultant foreclosure crisis is impacting median home sales prices. There has been a significant collapse in home sales prices due to the flood of housing inventory, the tightening of the credit market, and the further decline of already struggling communities due to predatory lending practices and job loss. In an analysis obtained by the City of Oakland, the first quarter of 2008 had the lowest home sales volume since 2000. By 2009 the homes sales volume increased dramatically but not resulting in an increase in median sales prices.¹² According to DataQuick, as of July 2008, median sales prices by zip code area ranged from \$175,000 to \$826,500. All but one zip code (94618) has experienced a dramatic decrease in median home sales prices in the last 1-2 years. In five (out of fourteen) zip code areas the one-year decrease from 2007 to

¹¹ 2008 data only represents home sales prices from January to July of 2008.

¹² City of Oakland Home Sales History (1/1/2000 to 3/31/2010), HdL Coren & Cone; Data Source: Alameda County DataQuick Property Data

2008 was greater than one third. A comparison of the first half of 2008 to prior years show increases in prices peaking in 2006-2007 with moderate-to-dramatic price decreases depending on the zip code. In most cases, those sales price decreases reflect price reductions equal to 2001 to 2003—still relatively high—median home sales prices. Figure 3-7 illustrates these market price fluctuations using city of Oakland median home sales prices. With the exception of six (out of fourteen) zip code areas (94602, 94609, 94610, 94611, 94618, 94619) in Oakland with moderately to significantly higher prices, the median cost of housing in Oakland was lower than most other Bay Area cities. The highest cost communities in the immediate region were Alameda, Albany, Berkeley, Castro Valley, Fremont, San Francisco, and San Jose. The lowest cost communities were Hayward, Emeryville, Oakland, San Leandro, and Richmond. “Low cost” in the context of other Bay Area cities means median home prices in the mid-\$300,000 to low-\$400,000 range. It is not clear if the lower-cost units are in standard condition.

Ownership Affordability

Given the recent decreases in sales prices and their relative affordability compared to other Bay Area cities, homeownership is difficult for moderate-income households and all but impossible for lower-income households. Ownership remains difficult as housing costs increased to well beyond annual salaries for many of the jobs located in the East Bay region. A household can typically qualify to purchase a home that is three times its annual “gross” income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes less than three times their annual income. A median income renter household earning approximately \$30,000 would be able to purchase a home valued at \$90,000 to \$100,000 under customary lending assumptions. There are few homes in Oakland that can be purchased in this price range.

Another way to look at housing affordability is by occupations available in the immediate area. According to the California State Department of Labor (DOL) statistics for the Oakland-Fremont-Hayward metropolitan division the highest average annual wage paid of the top five occupations found in this area is \$55,560. Table 3-24 gives a breakdown of those DOL top five occupation categories and their respective mean annual wage.

**Table 3-24
Top 5 Occupations of Population Employed & Mean Annual Wages
Oakland-Fremont-Hayward Metro Division (2007-08)**

	May 2007- population employed	2007 % of Total Population	First Quarter 2008 Mean Annual Wage
Education, Training, and Library Occupations	69,040	6.70%	\$55,560
Sales and Related Occupations	108,120	10.50%	\$42,312
Office and Administrative Support Occupations	181,360	17.60%	\$39,238
Production Occupations	64,260	6.20%	\$36,206
Transportation and Material Moving Occupations	66,620	6.50%	\$37,280

Source: California Department of Labor Statistics.

Next, Table 3-25 shows the Median Home Sales Prices from January to July 2008 and the annual income required to pay the principle and interest on a loan for those home prices. Assumptions for this table are as follows: 10% downpayment, 7% interest rate for a 30 year fixed mortgage, one-third of income toward principle and interest payments. This calculation does not factor payment of taxes

and insurance. Only three zip codes are affordable to the highest paid occupation located the Oakland-Fremont-Hayward region.

Table 3-25
Median Home Sales Prices January to July 2008 and
Income Required for Mortgage Principal & Interest

Zip Code	Median Home Sales Price (Jan-July 2008)	Monthly Payment	Yearly Income Required
94601	\$252,500	\$1,512	\$54,978
94602	\$599,000	\$3,587	\$130,423
94603	\$205,500	\$1,230	\$44,745
94605	\$332,000	\$1,988	\$72,288
94606	\$314,000	\$1,880	\$68,369
94607	\$354,500	\$2,123	\$77,187
94608	\$290,000	\$1,736	\$63,143
94609	\$445,000	\$2,665	\$96,892
94610	\$655,000	\$3,922	\$142,617
94611	\$680,500	\$4,075	\$148,169
94612	\$354,500	\$2,123	\$77,187
94618	\$826,500	\$4,949	\$179,958
94619	\$480,000	\$2,874	\$104,513
94621	\$175,000	\$1,048	\$38,104

Source: DataQuick

Although lower than many other Bay Area Cities, the relative affordability given other Bay Area Cities and its central location—especially its proximity to downtown San Francisco—are likely to create demand pressures that increase housing costs. These housing cost increases have the potential to impact rents and in general decrease housing affordability for lower-income households. Homeownership for low-income households will be all but impossible except under privately sponsored, state, or federal programs targeted to this income group. Financial assistance for low-income homeownership is extremely limited under most targeted programs, however. As a result, expansion of the rental housing stock for households earning less than the median income may be a necessity. Despite decreases in home sales prices due to the financial and resulting foreclosure crisis, most home sales prices are out of reach for many people without some form of assistance.

Rental Costs

Rental costs are usually evaluated based on two factors: rents paid by existing occupants of rental units and advertised rents for vacant units. When the housing market is tight, rents increase rapidly. Under these conditions, advertised rents for vacant units are often significantly higher than rents paid by existing tenants. The difference between rents for occupied units versus vacant units is magnified by the presence of rent control in Oakland. Property owners typically increase rents to market levels when they become vacant, creating a large gap between rents for occupied and vacant units.

Rental costs are often evaluated based on the “gross rent” paid by tenants, which includes utility payments, versus the contract rent for the dwelling units only. According to Census data, although rents increased faster than incomes between 1990 and 2000, the percentage of renter households paying more than 30 percent of income for housing remained about the same (approximately 40 percent). Recent rent increases have likely had a disproportionate effect on very low-income renter

households (those earning less than 50 percent of the countywide median income). Nearly 80 percent of these renter households paid more than 30 percent of their incomes for housing expenses in 1990.

Following are findings from a 2004 Rent Survey conducted by City of Oakland staff with some updated July 2008 rental data. This section gives an overview of advertised rents and rental trends in Oakland.

Advertised Rents

The City of Oakland has tracked rental housing cost information in the City between 1980 and 2004 through an annual rent survey. The City’s survey measures increases in rents on vacant units; tenants in place are not necessarily experiencing rent increases of this magnitude, particularly because Oakland’s Residential Rent Adjustment Ordinance that limits rent increases to much lower rates (rent increases are set each year). Additionally, there are limitations to this data. During the 1980’s and 1990’s, the City was able to get consistent data from available print and rental housing advertising agencies. In the last decade, the advertising shifted predominantly to internet advertising (dominated by www.craigslist.org) and now the City is unable to get data consistently from this source without a significant amount of manual data entry.

According to data collected for the City’s 2004 Rental Survey with updated 2008 data, median rents remained flat or declined beginning in 2002 and continued this trend through 2004 for most studio, one-bedroom, and two-bedroom rental units in Oakland. At the time, those rents were still substantially higher than in the mid- to late 1990’s. In 2008 that flat to downward trend appears to have reversed as median rents have increased in all rental categories. Notably, there is a larger range of advertised rental prices. Further study of this is required to gain a complete understanding of what this indicates. Table 3-26 shows Estimated Citywide Median Advertised Rents in Oakland 2002-2004 and 2008⁷.

**Table 3-26
Estimated Citywide Median Advertised Rents
Oakland 2002-2004 & 2008¹³**

City	Studio		1 Bedroom		2 Bedroom		3 Bedroom	
	Rental Range	Median Rent	Rental Range	Median Rent	Rental Range	Median Rent	Rental Range	Median Rent
2002	n/a	\$790	n/a	\$990	n/a	\$1,373	n/a	\$1,600
2003	\$695 - \$760	\$741	\$850 - \$985	\$934	\$1,100 - \$1,400	\$1,251	n/a	\$1,800
2004	\$650 - \$750	\$747	\$775 - \$938	\$895	\$1,013 - \$1,250	\$1,219	\$1,275 - \$1,800	\$1,692
2008	\$395 - \$2,550	\$800	\$645 - \$3,600	\$1,150	\$800 - \$3,650	\$1,500	\$895 - \$4,800	\$1,968

Table 3-27 summarizes changes in rents by bedroom size based on listings in *The Oakland Tribune*, *The Montclarion*, *Homefinders*, and *Craigslist.org*.

¹³ For 2002-2004 the data was aggregated using the publications: *The Montclarion*, *The Oakland Tribune*, *Homefinders Bulletin*, www.craigslist.com (2003-2004 only); Single source for 2008: www.craigslist.com. Lacking addresses, staff was unable to determine the extent of overlap of the listings, a weighted average was calculated. Staff calculated the weighted average of the medians from each source for the estimates used for the “Citywide Median.” For 2008, staff aggregated data from a single source, www.craigslist.com, due to the lack of a significant data sample from other sources used in prior years.

**Table 3-27
Oakland Advertised Rents, 1980 – 2008¹⁴**

Year of Survey	Studio			One-Bedroom			Two-Bedroom		
	Median Rental	Percent Change	Change Since 1980	Median Rental	Percent Change	Change Since 1980	Median Rental	Percent Change	Change Since 1980
The Oakland Tribune Listings (through 2004)									
1980	\$185	N/A	N/A	\$250	N/A	N/A	\$325	N/A	N/A
1985	\$325	76%	76%	\$430	72%	72%	\$600	85%	85%
1990	\$400	23%	116%	\$510	19%	104%	\$680	13%	109%
1995	\$398	-0.5%	115%	\$500	-2%	100%	\$650	-4%	100%
2000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2001	N/A	N/A	N/A	\$900	80%	260%	\$1,200	85%	269%
2002	\$770	N/A	316%	\$925	3%	270%	\$1,200	0%	269%
2003	\$695	-9.7%	276%	\$850	-8%	240%	\$1,100	-8%	238%
2004	\$650	-6.5%	251%	\$775	-9%	210%	\$1,013	-8%	212%
The Montclair Listings (through 2004)									
1980	\$225	N/A	N/A	\$310	N/A	N/A	\$395	N/A	N/A
1985	\$395	76%	76%	\$500	61%	61%	\$700	77%	77%
1990	\$465	18%	107%	\$575	15%	85%	\$795	14%	101%
1995	\$475	2%	111%	\$590	3%	90%	\$795	0%	101%
2000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2001	\$895	88%	298%	\$1,095	86%	253%	\$1,450	82%	267%
2002	\$785	-12%	249%	\$995	-9%	221%	\$1,395	-4%	253%
2003	\$760	-3.2%	238%	\$985	-1%	218%	\$1400	0%	254%
2004	\$750	-1.3%	233%	\$938	-5%	203%	\$1163	-17%	194%
Homefinders Listings (1998 – 2004)									
1998	\$540	N/A	N/A	\$725	N/A	N/A	\$875	N/A	N/A
1999	\$713	32%	32%	\$850	17%	17%	\$1,050	20%	20%
2000	\$748	5%	39%	\$978	15%	35%	\$1,425	36%	63%
2001	\$800	7%	48%	\$1,175	20%	62%	\$1,500	5%	71%
2002	\$795	-1%	47%	\$1,000	-15%	38%	\$1,400	-7%	60%
2003	\$750	-6%	39%	\$938	-6%	29%	\$1,250	-11%	43%
2004	\$745	-1%	38%	\$895	-5%	23%	\$1,200	-4%	37%
Craigslist.org (2003 – 2004, 2008)									
2003	\$795	N/A	N/A	\$995	N/A	N/A	\$1,400	N/A	N/A
2004	\$750	-6%	-6%	\$900	-10%	13%	\$1,250	-11%	-11%
2008	\$800	7%	1%	\$1150	28%	45%	\$1,500	20%	7%

Source: City of Oakland

As reported in Oakland's last Housing Element, rent levels and increases during the 1990s have varied among Oakland's neighborhoods. North Oakland, Montclair, areas above MacArthur Boulevard, and Lake Merritt experienced the largest increases in median rents. Areas below MacArthur have the lowest rents. According to craigslist data, the same locational trends occur in rents with an exception: Downtown. Since 2004, Downtown Oakland median advertised rents have experienced a dramatic increase compared to other neighborhoods. Because household incomes have stagnated or even fallen as was found in the 1990 and 2000 Census, rental affordability continues to be a major problem for many of Oakland's renters.

¹⁴ Cumulative rates of change for Homefinders listings are relative to 1988. Cumulative rates of change for Craigslist.org listings are relative to 2003.

Gross Rents

According to the 2000 Census, the median gross rent¹⁵ in Oakland for all rental occupied rental units was \$696, compared to \$852 countywide. The 2000 Census measures rents as reported by existing occupants of all rental units (including subsidized rental units) (Table 3-28), in contrast to advertised rents for rental units shown in Table 3-27. Existing residents typically pay lower rents, on average, than new occupants of rental units, particularly because of rent control.

**Table 3-28
Gross Rents for Occupied Housing Units (2000)**

Gross Rent	Percent of Units Oakland	Percent of Units Alameda County
Less than \$200	5%	3%
\$200 - \$299	5%	3%
\$300 - \$499	13%	8%
\$500 - \$749	35%	25%
\$750 - \$999	24%	26%
\$1,000 - \$1,499	13%	25%
\$1,500 or more	5%	9%
No Cash Rent	2%	2%
Median Rent	\$696	\$852

Source: U. S. Census Bureau, 2000
Note: Percentages may not equal 100 due to rounding.

Fair Market Rent

Oakland rental rates can be compared to a measure of rental housing cost used by the federal government in the administration of rental housing assistance programs for very low- and low-income households. This measure is called the “Fair Market Rent”¹⁶ and establishes the payment standard by which public housing authorities determine the amount they will pay to property owners on behalf of low-income tenants. Based on these rents, it is clear that very low-income households (those earning less than 50 percent of the area median income) are unable to afford even a modest priced rental unit without devoting more than 30 percent of their limited incomes to housing costs. Persons earning minimum wage, or even Oakland’s Living Wage, make far less than what is required to afford unsubsidized housing.

Median advertised rental rates in many parts of Oakland in 2008 (with the exceptions of East and West Oakland) exceeded the 2008 Fair Market Rents. This could make it difficult for low-income

¹⁵ “Gross Rent”, as defined by U.S. Census Bureau, is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

¹⁶ “Fair Market Rents” are gross rent estimates that include shelter rent plus the cost of all utilities, except telephones. Fair market rents are expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition for Oakland uses the 50th percentile rent, the dollar amount below which 50 percent of the standard-quality rental housing units are rented. The 50th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than two years old are excluded from the calculation.

households with federal rental assistance vouchers to locate rental housing. Table 3-29 below shows HUD Fair Market Rents over the past seven years.

**Table 3-29
2002-2008 HUD Fair Market Rents**

HUD Fair Market Rents	Studio	1 Bed	2 Bed	3 Bed
2002	\$ 819	\$ 991	\$ 1,243	\$ 1,704
2003	\$ 905	\$ 1,095	\$ 1,374	\$ 1,883
2004	\$ 936	\$ 1,132	\$ 1,420	\$ 1,947
2005	\$ 936	\$ 1,132	\$ 1,420	\$ 1,947
2006	\$ 865	\$ 1,045	\$ 1,238	\$ 1,679
2007	\$ 874	\$ 1,055	\$ 1,250	\$ 1,695
2008	\$ 866	\$ 1,046	\$ 1,239	\$ 1,680

Table 3-30 examines the affordability of the fair market rents and 2008 median advertised rent and shows the annual income required to pay for those rents. It also shows the number of hours needed to afford these rents for a hypothetical household earning Oakland's Living Wage, and the California and the Federal minimum wages. Only a couple earning Oakland's living wage and sharing a one-bedroom could afford a median priced apartment in Oakland without working more than 40 hours a week. Wages that are needed to afford housing in Oakland need to be substantially higher than the minimum wage or Oakland's Living Wage to afford rents in Oakland.

**Table 3-30
2008 Fair Market Rents and
Weekly Work Hours Required to Afford a Market-Priced Rental Unit**

2008 Wages & Median Rents	Oakland Living Wage		CA State Minimum Wage		Federal Minimum Wage	
	\$11.95		\$8.00		\$6.55	
Unit Size	1 BR apt	2 BR apt	1 BR apt	2 BR apt	1 BR apt	2 BR apt
HUD Fair Market Rents ¹	\$1,046	\$1,239	\$1,046	\$1,239	\$1,046	\$1,239
Median Advertised Rents	\$1,150	\$1,500	\$1,150	\$1,500	\$1,150	\$1,500
Yearly Income Required ²	\$46,000	\$60,000	\$46,000	\$60,000	\$46,000	\$60,000
Weekly Income Required	\$885	\$1,154	\$885	\$1,154	\$885	\$1,154
hours required, 1 wage-earner ³	74	97	111	144	135	176
hours required, 2 wage-earners ³	37	48	55	72	68	88

Sources: Department of Housing and Urban Development (HUD), and City of Oakland, July 2008.

¹50th percentile fair market rents.

²30 percent of Median Advertised Rent multiplied by 12.

³Based on a 40-hour work week, 52 weeks per year.

Availability of Subsidized Housing

Another measure of the need for financial assistance in rental housing affordability is the number of lower-income households seeking rental housing assistance in relation to available assistance. There are two types of rental housing assistance available to needy renters: 1) rent restricted housing units in projects assisted with public funds, and 2) rental housing vouchers that pay property owners the difference between what a renter can afford and a payment standard based on the fair market rent. Some assisted rental housing projects also have vouchers allocated to those projects.

The Oakland Housing Authority (OHA) is responsible for the operation, management, and maintenance of 3,221 public housing units, and operates the Section 8 Rental Assistance Program (rental housing vouchers). Both programs serve very low- and extremely low-income persons, and the Housing Authority programs are the principal programs available to meet the needs of persons with incomes below 30 percent of median income. During the 1990s, the Housing Authority's waiting lists for assisted rental housing and housing vouchers increased significantly.

The average waiting time also increased (i.e. the period between when a household gets on a housing wait list until they are offered a housing unit). According to the City's 2005 Consolidated Plan, both lists were closed. The last time the Section 8 list was opened, more than 10,000 people applied. There were over 4,000 applicants already on the Housing Authority's waiting lists for housing vouchers at that time. The Consolidated Plan reported that the average wait time for entry to a public housing development was between three to seven years an increase from the last Housing Element when the wait time was reported to be between six months and two years. The wait time for receipt of a rental housing voucher is between three and seven years.

The waiting list for privately owned and managed assisted rental housing also increased since it was reported in the last Housing Element. City staff conducted a survey of 57 privately owned and managed assisted rental housing developments (including several transitional housing projects). Only 25 of surveyed housing developments were accepting applications, whereas 32 had closed their waiting lists. However, many developments with open waiting lists had very long lists with long expected wait times. The average wait time for assisted housing was typically from 1 to 4 years. The total number of people on all the waiting lists for the surveyed developments was 8,462, although it is possible that people may have been on the waiting list for more than one development.

The need for additional affordable rental housing is likely to be mitigated in the short term given the high number of market rate housing developed in recent years. For example, there are a significant number of units developed in Oakland's downtown ostensibly for the ownership condominium market. Given the financial crisis and resulting foreclosure crisis developers are turning to lease these units instead of selling them. In general, when there are increases in the supply and quality of rental units, it is likely to result in a decrease in rental costs. City housing staff will monitor rental unit supply and costs to determine if this will in fact be the case in Oakland.

Financing Gap for Rental Housing

With land and construction costs increasing rapidly in today's market, the cost of developing new apartments is approximately \$425,000 per unit according to recent City-assisted housing development statistics (2008). These costs cannot be recovered without rents high enough to support a substantial mortgage. As a result, little unsubsidized rental housing was under construction, until recently, especially outside the downtown area. Another way to look at this is to examine the gap between the mortgage that can be supported with affordable rents and the cost of development.

Such an analysis would yield the following for a hypothetical 10-unit building with rents at \$1,239/month (Fair Market Rent for a two-bedroom unit) and \$968/month (the maximum affordable rent for a three-person very low-income household), operating costs at \$5,000/unit per year, and interest rates of 7.25 percent:

Sample Analysis of Rental Housing Development Cost:

With Average Unit Rent of \$1,239/month (2008 Fair Market Rent for a 2-bedroom unit)

Gross Rents (annual):	\$148,680
(less vacancy/collection loss at 3 percent):	\$(4,460)
Effective Gross Income:	\$144,220
(less operating expenses):	\$(50,000)
Net Operating Income:	\$94,220
Amount Available for Debt Service (1.10 debt coverage ratio):	\$85,654
Development Cost (\$425,000/unit):	\$4,250,000
Less Initial Equity Investment (10 percent):	\$425,000
Net Amount to Finance:	\$3,825,000
Maximum Mortgage (at 7.25 percent, 30-year amortization):	\$1,046,335
Financing Gap:	\$2,778,665
Financial Gap Per Unit:	\$277,867

With Average Unit Rent of \$968/month (2008 Federal HOME Low Rent¹⁷)

Gross Rents (annual):	\$116,160
(less vacancy/collection loss at 3 percent):	\$(3,485)
Effective Gross Income:	\$112,675
(less operating expenses):	\$(50,000)
Net Operating Income:	\$62,675
Amount Available for Debt Service (1.10 debt coverage ratio):	\$56,977
Development Cost (\$425,000/unit):	\$4,250,000
Less Initial Equity Investment (10 percent):	\$425,000
Net Amount to Finance:	\$3,825,000
Maximum Mortgage (at 7.25 percent, 30-year amortization):	\$696,026
Financing Gap:	\$3,128,974
Financial Gap Per Unit:	\$312,897

This simplified exercise demonstrates clearly that a substantial “financing gap” exists between the debt that can be supported by a housing development at fair market rent, and the actual cost of development. For these units to be affordable to very low-income tenants, a significant monthly rental subsidy, about \$1,900 to over \$2,100 per dwelling unit, or an even greater capital subsidy, will be needed in addition to the financial assistance to the developer.

E. FORECLOSURES

The trend in subprime lending practices taking place from approximately 2005 to 2007 has dramatically impacted the City of Oakland. These high-risk mortgage loans including adjustable rates and balloon payments have led to a substantial increase in the number of homeowners who have lost or are in danger of losing their homes to foreclosure. The City of Oakland is tracking the number of houses that are in foreclosure by monitoring properties that are in default (NOD), that have a trustee sale scheduled (NTS), or that are bank-owned (REO). In addition, staff has acquired data on properties that have an adjustable rate loan scheduled to reset in the next year and that has 90% to

¹⁷ 30% of 50% of Area Median Income of \$38,750 for a 3 person household, 2 bedroom unit

200% combined loan-to-value ratio. As of November 2008¹⁸, this data show that there are close to 7,365 properties that will have loan adjustments in the next two years. Of those properties, 3,655 (50%) loans will adjust before the end of 2008; 6,303 (85%) loans will adjust between December 2008 and November 2009. There are various negative impacts on housing that the foreclosure crisis prompts:

- Borrowers facing adjustable rate loan interest resets cannot keep up with their mortgage payments;
- Borrowers efforts to keep up with unaffordable mortgage payments are wiping-out their savings;
- Borrowers able to keep up with their mortgage payments and remain in their home face decreasing equity as neighboring foreclosed properties that are sold at reduced prices decrease home equity in Oakland neighborhoods;
- Foreclosed homeowners are turning to the rental market for their housing needs, increasing demand for rental housing with a resultant increases in rental market prices;
- Foreclosed homeowners are hurt by reduced credit scores resulting in diminished ability to seek homeownership opportunities in the future and hurting efforts by the City to encourage homeownership for its residents;
- Foreclosed (REO) homes have negative impacts on neighborhoods as absentee homeowners (i.e. banks) are not adequately managing the vacant properties resulting in neighborhood blight.

See Figure 3-9 for a chart showing the progression of the foreclosure crisis starting January 2007 to December 2008. Definitions for foreclosure data are as follows. Notices of Default (NOD) are properties that have a recorded default from a bank indicating that the property is in crisis. Any lender that has a loan secured by the property may file a NOD and depending on debt secured by the property there can be multiple NODs per property. The City of Oakland data reflected below is consolidated and represents only one NOD per address. Notice of trustee sale (NTS) is the document recorded prior to a bank taking action to take possession of the asset for sale at a public auction at the County Courthouse. Real Estate-Owned (REO) represents properties that have been transferred into the primary mortgage bank lender's name; it is the final stage in the foreclosure process. Table 3-31 summarizes foreclosure statistics for the City of Oakland from January 2007 to December 2008.

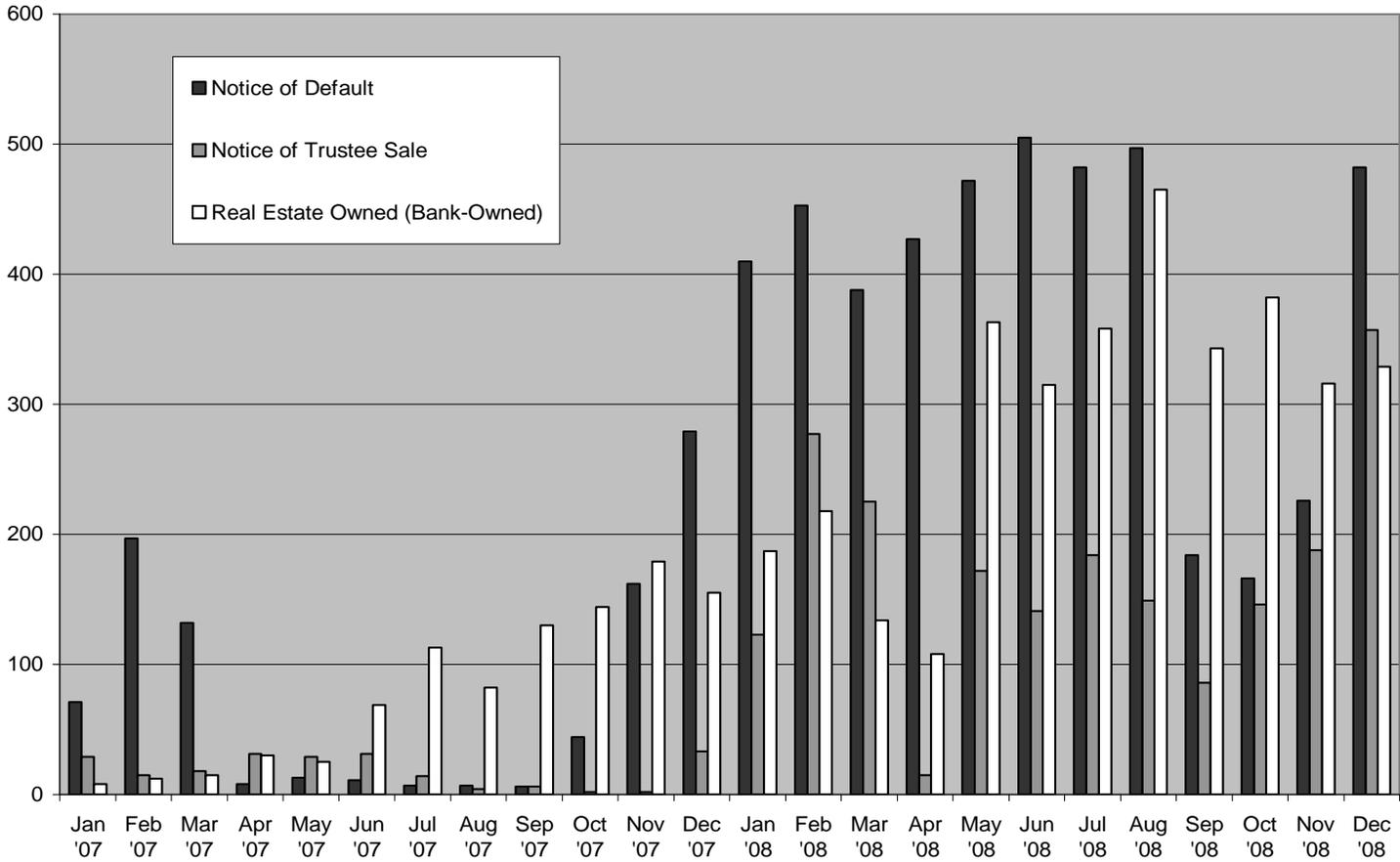
¹⁸ Adjustable Rate Loan Rider data for the City of Oakland acquired from First American Core Logic. This data consists of first mortgage loans that will have at least one adjustment between November 2008 and November 2010 and that have a combined loan to value ratio of >90%. These data include loans on the following types of properties: condominiums, duplexes, multi-family, PUDs, four plexes, single family residential, townhomes and triplexes. The adjustable rate loans that are counted in this data include: subprime, interest only, term and option. Data does not include negative or partial amortization loans.

Table 3-31
Foreclosure statistics for Oakland
January 2007 to December 2008

Notice of Default	5,629
Notice of Trustee Sale	2,277
Real Estate Owned	4,480
Total NOD, NTS, and REO	12,386

(Source: RealtyTrac)

Figure 3-9
City of Oakland Foreclosures January 2007 to December 2008
(Source: RealtyTrac)



F. HOUSEHOLDS OVERPAYING FOR HOUSING

A standard measure of housing affordability is that housing expenses (including utilities) should not exceed 30 percent of a household's gross (before tax) income. This is the accepted measure of affordability for state and federal housing programs.

For both 1990 and 2000, HUD has provided special tabulations of Census data that measure the incidence of overpayment problems by income category, based on both household income and household size.

Those who pay 30 percent or more of their income on housing may have trouble affording other necessities. These households are said to "overpay" for housing or have a high "housing cost burden." Individual circumstances affecting a household's ability to afford housing vary, such as other long-term debt payments, the number of household members, and other large ongoing expenses (such as medical bills). Since it is impossible to consider each household's individual circumstances, the 30 percent rule provides a general measure of housing affordability for the average household.

Households who pay more than 50% are considered to have a "severe cost burden" and at extremely low and very low income levels, are considered to be "worst case needs" households who are at risk of becoming homeless. Extremely low-income renters who pay half or more their incomes for housing are at greatest risk of becoming homeless because of their precarious financial circumstances. Extremely low-income homeowners who pay half or more of their incomes for housing have the least ability to meet utility expenses and do not have sufficient incomes to borrow funds to maintain, repair or improve their homes.

Not surprisingly, overpayment problems are most pronounced for those with the lowest incomes. In 2000, about three-fourths of extremely low income households paid more than 30 percent of their incomes for housing; 60 percent of households with incomes between 30 and 50 percent of median income paid over 30 percent of income for housing; and about one-third of households with incomes between 50 and 80 percent of median paid over 30 percent.

A similar pattern exists for extreme cost burden, but it falls off more quickly as incomes rise. Extreme cost burdens are experienced by nearly 60 percent of extremely low income households, 20 percent of households with incomes between 30 and 50 percent of median, and just 8 percent of households with incomes between 50 and 80 percent of median.

These general patterns mask important differences between renters and owners. For renters, cost burden for households in the 50 to 80 percent of median income range are much lower than for owners with similar incomes. This difference is even more pronounced when comparing extreme cost burdens for renters and owners. It appears that for renters, beyond a certain income level, cost burdens fall quickly, but are replaced by much higher rates of other housing problems such as substandard conditions and overcrowding, suggesting that many renters, and particularly large families, resolve their affordability problems by living in inadequate housing rather than devoting larger portions of their income to housing that is standard quality and adequate for their household size. In addition, the figures on overpayment do not take into account tax benefits received by homeowners, and thus the overpayment rates for homeowners are somewhat overstated.

While the general rate of overpayment did not change significantly between 1990 and 2000, housing affordability improved for lower income renters but worsened for lower income owners. Production of new affordable housing and an increase in the number of Section 8 Vouchers lessened cost burdens

for lower income renters, while cost burdens for homeowners increased. Homeowner overpayment rates may have increased in part because of willingness by lenders to allow debt-to-income ratios higher than was true in the past. High-risk, sub-prime lending has contributed a high percentage of households with >90% combined-loan-to-value-ratios (CLTV). According to First American Core Logic Adjustable Rate Loan-rider document data acquired by the City of Oakland¹⁹, there are 6,625 properties that have loans with a CLTV >100%; there are 381 that have loans with a CLTV >200%. These homeowners likely have loan payments that they cannot afford and that are making payments on properties that are likely not worth the loans that they are paying. The large, and likely growing, foreclosure crisis is one result of these liberal lending practices.

Table 3-32 compares the percentage of households paying more than 30 percent of their incomes on housing in 1990 and 2000, broken out by tenure and HUD-defined income levels.

Table 3-32
Households Paying Over 30 Percent for Housing Costs
(1990 and 2000)

Income Group	Renters		Owners		All Households	
	1990	2000	1990	2000	1990	2000
Extremely Low (under 30% MFI)	78%	74%	64%	73%	76%	74%
Very Low (30% to 50% MFI)	72%	60%	43%	58%	63%	60%
Low (50% to 80% MFI)	43%	24%	35%	46%	40%	31%
Moderate (up to 95% MFI)	1%	n/a	7%	n/a	4%	n/a

Sources: U.S. Department of Housing and Urban Development: 1990 and 2000 CHAS Data Books, derived from 1990 and 2000 Census.
Note: Percentages may not sum to 100% due to rounding

Table 3-33 provides a similar comparison for households paying more than 50 percent their income for housing.

Table 3-33
Households Paying Over 50 Percent for Housing Costs
(1990 and 2000)

Income Level	Renters		Owners		All Households	
	1990	2000	1990	2000	1990	2000
Extremely Low Income (0 to 30% MFI)	61%	56%	45%	60%	58%	57%
Very Low-Income (31 to 50% MFI)	26%	16%	23%	35%	25%	21%
Low Income (51 to 80% MFI)	4%	3%	12%	18%	7%	8%
Moderate Income (81 to 95% MFI)	1%	n/a	7%	n/a	4%	n/a

Sources: U.S. Department of Housing and Urban Development: 1990 and 2000 CHAS Data Books, derived from 1990 and 2000 Census.
Note: Percentages may not sum to 100% due to rounding

¹⁹ Data are for loan adjustments that are due to occur between November 2008 and November 2010.

Table 3-34 shows the number and percent of owners and renters by income who paid more than 30 percent of their incomes for housing in 2000. This table differs from the preceding tables because it does not take into account differences in household size, which are a factor in determining the HUD-defined income groups.

Table 3-34
Households Paying 30 Percent or More of Income for Housing
(2000)

Income	Renters		Owners	
	Number	Percent	Number	Percent
Less than \$10,000	11,748	86%	2,113	95%
\$10,000 to \$19,999	12,025	82%	2,292	68%
\$20,000 to \$34,999	10,137	52%	3,633	57%
\$35,000 to \$49,999	2,426	17%	3,153	48%
\$50,000 to \$74,999	786	6%	3,304	31%
\$75,000 to \$99,999	115	2%	1,446	19%
\$100,000 or more	31	1%	--	--
\$100,000 to \$149,999	--	--	900	11%
\$150,000 or more	--	--	271	4%

Source: U.S. Census Bureau, 2000

Note: The Census Bureau used different top income brackets for renters and owners.

Finally, Table 3-35 which summarizes HUD's CHAS Dataset, provides detailed information on housing cost burdens and other housing problems, broken out by income level, tenure and household type and size. The high percentage of low-income households with high housing cost burdens means that Oakland will continue to experience a high demand for rental assistance, new low-cost rental housing, and home repair assistance.

Table 3-35
Summary of Oakland Housing Assistance Needs

Household by Type, Income, & Housing Problem	Renter Households (HHs) by Type and Number of Persons					Owner Households (HHs) by Type and Number of Persons					Total HHs
	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other HHs	Total Renters	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other HHs	Total Owners	
1. Very Low Income(Household Income <=50% MFI)	8,671	15,293	6,433	13,000	43,397	5,332	3,211	1,648	1,802	11,993	55,390
2. Household Income <=30% MFI	6,842	9,014	3,853	7,830	27,539	3,076	1,490	586	1,082	6,234	33,773
3. % with any housing problems	65.8	85.6	94.3	77.7	79.7	71.4	80.7	92.2	71.8	75.7	78.9
4. % Cost Burden >50% with other housing problems	3.8	17.6	38.2	3.9	13.1	0.8	8.6	43	0.4	6.6	11.9
5. % Cost Burden >30% to <=50% with other housing problems	2.1	8.7	19.9	1.9	6.7	0.7	2	8.9	0	1.6	5.8
6. % Cost Burden <=30% with other housing problems	2.6	6.1	18.4	2	5.8	1.2	2.3	15	0	2.6	5.2
7. % Cost Burden >50% only	37.4	43.2	13	61.4	42.7	50.8	63.1	21.5	64.2	53.3	44.7
8. % Cost Burden >30% to <=50% only	19.9	10	4.8	8.6	11.3	18	4.7	3.8	7.2	11.6	11.4
9. Household Income >30% to <=50% MFI	1,829	6,279	2,580	5,170	15,858	2,256	1,721	1,062	720	5,759	21,617
10. % with any housing problems	62.8	76.6	93.5	78.2	78.3	43.7	73.2	92.1	76.8	65.6	74.9
11. % Cost Burden >50% with other housing problems	4.4	1.6	2.5	0.3	1.6	0.4	6.1	11.4	2.5	4.4	2.4
12. % Cost Burden >30% to <=50% with other housing problems	1.3	11.5	20.4	2.8	9	0.4	6.9	30.8	0	7.9	8.7
13. % Cost Burden <=30% with other housing problems	4.6	17.6	59.3	3.1	18.1	0	7.2	27.5	0	7.2	15.2
14. % Cost Burden >50% only	19.9	10.4	2.7	22.2	14.1	27.7	35.3	8.4	60.6	30.5	18.5
15. % Cost Burden >30% to <=50% only	32.6	35.5	8.6	49.7	35.4	15.2	17.7	14	13.8	15.6	30.1
16. Household Income >50 to <=80% MFI	1,213	5,170	2,008	6,187	14,578	2,141	2,521	1,492	1,345	7,499	22,077
17. % with any housing problems	47.1	45.1	88.7	34.2	46.6	30.5	64.6	87.6	65.9	59.7	51.1
18. % Cost Burden >50% with other housing problems	2.1	0.2	0	0	0.2	0	1.9	4.1	0.3	1.5	0.7
18. % Cost Burden >30% to <=50% with other housing problems	0	1.3	3	0.8	1.2	0	2.3	17	1.5	4.4	2.3
19. % Cost Burden <=30% with other housing problems	6.3	25	81.6	4.2	22.4	0.5	10	50.1	0.7	13.6	19.4
20. % Cost Burden >50% only	11.9	1.1	0.5	2.1	2.4	14.3	17.1	4.2	31.8	16.4	7.1
21. % Cost Burden >30% to <=50% only	26.9	17.6	3.6	27	20.4	15.7	33.3	12.2	31.6	23.8	21.6
22. Household Income >80% MFI	1,938	9,529	2,368	15,043	28,878	6,773	20,563	4,907	9,241	41,484	70,362
23. % with any housing problems	23.1	21	72.9	9.4	19.4	12.5	21.8	54.4	30	26	23.3
24. % Cost Burden >50% with other housing problems	2.3	0	0	0	0.2	0	0	0.4	0	0.1	0.1
25. % Cost Burden >30% to <=50% with other housing problems	1.2	0.2	0.2	0.2	0.2	0	0.5	2.2	0.1	0.5	0.4
26. % Cost Burden <=30% with other housing problems	2.7	17.3	72	4	13.9	5.4	7.8	22.2	13.8	5.2	2.6
27. % Cost Burden >50% only	4.7	0.3	0	0.4	0.6	3.3	3	1.9	4.2	3.2	2.1
28. % Cost Burden >30% to <=50% only	12.1	3.2	0.8	4.9	4.5	8.7	14	8.5	24.9	14.9	10.6
29. Total Households	11,822	29,992	10,809	34,230	86,853	14,246	26,295	8,047	12,388	60,976	147,829
30. % with any housing problems	56.4	56.2	88.4	39.9	53.8	32.9	32.6	68.3	40.3	38.9	47.7

Source: U.S. Department of Housing and Urban Development, 2000 CHAS Data Book, derived from 2000 Census data.

Notes: HUD's data does not distinguish moderate income (80% - 120% of MFI) from above moderate income (greater than 120% of MFI).

MFI refers to Median Family Income for Oakland Metropolitan Statistical Area, as determined by HUD, also known as AMI or Area Median Income.

Cost Burden refers to percentage of income devoted to housing. Housing Problems includes high cost burden (>30% of income), overcrowding (>1.01 persons per room) and/or lack of complete kitchen or bathroom facilities.

Because this is a very minimal definition of physical/structural problems, the number of persons in substandard housing (major health and safety risks) is greater than reflected here.

G. OVERCROWDING

Overcrowding is a measure of the capacity of the housing stock to adequately accommodate residents. Too many individuals living in a housing unit with inadequate space and number of rooms can result in unhealthy living arrangements and accelerated deterioration of the housing stock. In the United States, housing providers and government agencies typically consider a household as overcrowded if there is more than one person per room or two persons per bedroom. Extreme overcrowding is often defined as more than 1.5 persons per room. Overcrowding results when: 1) the cost of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing; 2) unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs; 3) the cost of housing requires two families to double up; or 4) housing costs force extended family members to become part of the household.

Overcrowding increased significantly between 1990 and 2000. Nearly 12 percent of the City's households lived in overcrowded conditions in 1990, increasing to 16 percent in 2000. Countywide, about four percent of households lived in overcrowded conditions, increasing to 12 percent in 2000. Ten percent of Oakland households lived in severely overcrowded conditions in 2000 (more than 1.5 persons per room), compared to seven percent countywide. Table 3-4 summarizes overcrowding in 2000.

Renter households typically have a higher rate of overcrowding than homeowners. Nearly 16 percent of renters lived in overcrowded conditions in 1990, while more than nine percent lived in extremely overcrowded conditions. By 2000, 20 percent of renters lived in overcrowded conditions. Extremely low-, very low- and low-income renter households, and low-, moderate-, and above moderate (>120 AMI)- income owners all experienced high levels of overcrowding. Low-income large household renters had the highest rate of overcrowding, at over 82 and 85 percent respectively.

By comparison, six percent of homeowners lived in overcrowded conditions in 1990, about half of which were severely overcrowded. The rate of overcrowding increased to ten percent by 2000, according to the Census Bureau.

Overcrowding is closely associated with income. As reported earlier, younger households and non-White households have significantly lower incomes than older households and White, non-Hispanic households. The 2000 Census reported that overcrowding was highest among households age 34 or less, Hispanic households, and non-White households. Conversely, overcrowding was significantly lower among non-Hispanic White households and older households (those with householders 55 years of age or more).

The increases in overcrowding are very likely due to a combination of two factors - rapidly rising housing costs during the 1990s, and an increase in the number of lower-income large families (including a substantial number of immigrant families). Large families frequently live in smaller housing units due to the lack of affordable units with three or more bedrooms, in effect trading affordability for overcrowding. This can be seen in particular in Table 3-36, which shows that for large families, the percentage of who pays less than 30 percent of income but have other housing problems is much higher than for any other household types, even at income levels above 80 percent of median. Apart from the problems this causes for the overcrowded families, it may also increase competition for housing units that otherwise might be more affordable to smaller households.

The increase in overcrowding suggests that Oakland will need to continue to increase the supply of affordable housing for all lower-income groups. The need for additional low-cost rental housing, particularly rental housing affordable to large families will continue to be an especially urgent need.

**Table 3-36
Persons per Room in All Occupied Housing Units
(2000)**

Persons	Oakland	Percent	County	Percent
Less than 1.00	126,340	84%	459,309	88%
1.01 to 1.50	8,951	6%	27,469	5%
1.51 or more	15,496	10%	36,588	7%
Total Overcrowded Households	24,447	100%	64,057	100%

Source: U. S. Census Bureau, 2000

H. SPECIAL HOUSING NEEDS

Seniors

There were 41,788 seniors and 27,127 households headed by seniors residing in the City of Oakland as of 2000. According to the Census, these figures represent a decline of 7.6 percent in the number of seniors living in Oakland and a 14.9 percent reduction in the number of senior households, or a decrease of 3,443 seniors and 4,758 senior households respectively. In contrast, the population and number of households citywide grew by 7.3 percent and 4.2 percent during the same period.

The City defines seniors (individuals over the age of 65 years) as a special-needs group. Lower-income seniors may have special housing requirements due to their needs for accessibility, supportive services, affordable rents, and smaller unit sizes. Many seniors also require housing near public transportation and in proximity to local services and health care.

Nearly 40 percent of senior-headed households consist of a single elderly person living alone. In comparison, a smaller percentage of non-senior individuals live alone. According to the 2000 Census, a significant number of seniors—5,329 or 13 percent of seniors—have poverty-level incomes. Although the poverty rate among seniors is below that of the general population²⁰, 54 percent²¹ of seniors have very low-incomes, according to the 2000 Census. Over 33 percent of these seniors paid half of their incomes or more for housing²².

The number of owner-occupied housing units headed by seniors also dropped, from 18,448 to 16,052 between 1990 and 2000, a 13 percent decrease. The number of senior renters declined by a similar amount, from 13,437 to 11,075 during the ten-year period, constituting a 17.6 percent reduction. While Oakland's general population grew between 1990 and 2000, the number of seniors and the number of senior households declined. One explanation for the decline in senior households is the difficulty seniors in Oakland have in finding housing that meets their changing lifestyle and physical needs, and the lack of affordable housing for low-income seniors.

²⁰ 2000 Census, Table P 87, SF 3

²¹ U.S. Department of Housing and Urban Development, 2000 CHAS Data Book derived from 2000 Census data

²² Ibid

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This trend suggests an increasing need for affordable senior housing, especially rental housing for very low-income seniors, and a growing need for assisted care facilities so that seniors do not have to leave Oakland as they age. Even those seniors who do not need financial assistance may face limited choices for suitable housing if they choose to stay in Oakland.

Oakland contains a large number of subsidized senior housing units. This level of assistance helps about one-quarter of senior households in Oakland (7,036 senior households). However, the waiting list for assisted rental units reserved for seniors stood at 3,500 in the year 2005 (according to the 2005 Consolidated Plan). At the current turnover rate, this translates to an average waiting time of two years and four months. Given that 7,036 senior households live in financially assisted housing (of which 690 are public housing units and 2,267 are Section 8 Certificate/Vouchers), and 2,580 additional seniors live in community care facilities, there are even more seniors who do not have, and could benefit, from such housing. Housing developments for senior households should contain smaller housing units than projects intended for the general population due to the preponderance of one- and two-person senior households.

In addition to special subsidized rental housing developments for seniors, there are almost 60 community care facilities licensed in the City of Oakland. These facilities provide assisted living for 2,580 seniors in the City of Oakland. Facilities range in size from small (six beds) to larger retirement hotels providing space for over 100 seniors at a single location.

Table 3-37 presents information on recent trends in the numbers of individual seniors and senior households. Table 3-38 summarizes the characteristics of assisted senior housing units in Oakland.

**Table 3-37
Senior Population and Households in Oakland (1990 and 2000)**

	1990	2000	Change	Percent Change
Total Population (All ages)	372,242	399,484	27,242	7.3%
Senior Population	45,231	41,788	-3,443	-7.6%
Total Households (All ages)	144,766	150,790	6,024	4.2%
Senior Households	31,885	27,127	-4,758	-14.9%
Owner-Occupied Units Headed by Seniors	18,448	16,052	-2,396	-13.0%
Renter-Occupied Units Headed by Seniors	13,437	11,075	-2,362	-17.6%

Source: U. S. Census Bureau, 1990 and 2000

Note: Seniors are defined as persons age 65 and older.

**Table 3-38
Subsidized Senior Housing and Units and Vouchers**

Type of Housing	Number of Units
Subsidized Senior Housing Units (Privately Owned and in Subsidized Family Housing Developments)	4,079
Public Housing Units Occupied by Seniors (OHA)	690
Subtotal Assisted Senior Units	4,769
Seniors with Section 8 Certificates/Vouchers--Head of Household 62+ years (OHA)	2,267
Total Senior Households Receiving Assistance	7,036

Sources: City of Oakland, 2000 Consolidated Plan, and Oakland Housing Authority.

Persons with Disabilities

Persons with disabilities may require living arrangements that meet their specific physical and financial needs, depending on the severity of their disabilities and whether they are affected by a physical, mental, alcohol/drug-related, or a chronic disease handicap. While some individuals require full support services in their residences, others only require modifications to their homes to make their housing units more accessible.

According to the 2000 Census, nearly 21 percent of the population age five and older (84,542 individuals) who live in Oakland reported a disability. As age increases, the incidence of disability increases. Nearly half of the population 65 and older reported having a disability. Persons with disabilities often face limited earning potential due to such factors as the nature of their disabilities, their status as retired seniors, and the reluctance of some employers to hire persons with disabilities. The proportion of the population in Oakland with disabilities is much greater than countywide due to the availability of social services, alternative housing, income support, and relatively lower housing costs than in other central Bay Area locations. These factors create a high demand for housing and services to meet the needs of persons with disabilities.

The State of California's Bay Area Office of the State Council on Developmental Disabilities (Developmental Disabilities Area Board 5) tracks developmentally disabled individuals who are formally registered as consumers with the Regional Center of the East Bay (RCEB). This organization provided the City of Oakland with more specific demographics for the population that they serve in the City. This organization uses the State of California's definition of developmental disability: the population with a lifelong disability caused by a mental or physical impairment manifested prior to the age 18 years and includes conditions such as mental retardation, epilepsy, autism, cerebral palsy or other conditions that require services similar to a person with mental retardation. The RCEB identified Oakland's population and their estimated housing needs during this Housing Element period of 2007 to 2014. A "Need Factor" was inferred based on data collected by the Department of Developmental Services by the State of California and assists with further refining housing needs based on total population counts. Table 3-39 summarizes that need according to age group.

**Table 3-39
Oakland Developmentally Disabled Population***

	0-14 years	15-22 years	23-54 years	55-65 years	65+years	All
Total Population	1,878	810	1,834	206	48	4,776
Regional Center for the East Bay “Need Factor”	25%	50%	35%	25%	20%	
Estimated Housing Unit Need	470	405	642	52	10	1,578

*. State of California Definition: the population with a lifelong disability caused by a mental or physical impairment manifested prior to the age 18 years and includes conditions such as mental retardation, epilepsy, autism, cerebral palsy or other conditions that require services similar to a person with mental retardation.

Among the most urgent needs reported by organizations serving persons with disabilities are independent living units with supportive services; treatment for persons with chemical dependency, mental illness, and chronic illness; and life and job skills training to increase the ability of these individuals to live independently.

A number of public and private organizations provide financial assistance, housing, residential care, and support services to persons with disabilities. However, the number of persons with disabilities in need of assistance is far greater than the availability of assistance. The waiting time to receive this assistance is still very long. Service providers report that there is an urgent need for more housing vouchers with rental assistance for this population. The City’s Assisted Housing Inventory identifies 1,069 assisted rental units that are accessible to people with disabilities. There are a number of accessible units in private developments, but many people who have disabilities still find it extremely difficult to locate housing that is either accessible or suitable for adaptation. To address this problem, in new federally funded projects, including those funded with CDBG and HOME funds, at least five percent of all units must be accessible to persons with disabilities.

The City’s Assisted Housing Inventory identified 154 permanent housing units in ten developments designated specifically for individuals with mental and physical disabilities, as well as for those individuals with HIV/AIDS. There are also a number of residential care facilities for the mentally disabled scattered throughout the City, serving mostly non-senior adults and children and youths under the age of 25. Over the past several years, additional housing units have been added for persons with disabilities, particularly for persons with HIV/AIDS.

There is a clear need for residential facilities offering HIV/AIDS services, including provision of mental health counseling and support groups, advocacy for legal issues, and assistance in obtaining benefits and paying bills, including medical expenses. Additionally, as the disease progresses, persons with AIDS need additional services, such as help with meals, chores, transportation, child-care, and respite care.

There are also a number of residential alcohol and drug treatment centers, with inpatient and outpatient counseling services. However, according to service providers, the waiting time for admission into these programs is very long, during which time the needs of persons seeking services can become more severe.

Many people with disabilities, particularly those recently released from hospital care, have little or no income. Individuals who receive housing vouchers (Section 8) for rental assistance often find it difficult to locate rental housing for which housing vouchers can be used and property owners willing to participate accept the voucher. In some cases, the rent is above the fair market rent the federal program will cover, creating a gap between the assistance available under the voucher program and the actual rental cost, which must be paid by the voucher holder.

Single-Parent Headed Households

According to the 2000 Census, the City of Oakland has 18,314 single parent households, about the same number as in 1990. Over three-quarters of these households are female-headed. The number of male single-parent households increased by nearly one-third, while the number of female single-parent households decreased by six percent. Although the number of single-father households has increased significantly since 1990, they still comprise less than one-quarter of all single-parent households.

Single-parent householders face constraints in housing due to their lower incomes and the need to access childcare and other support services. It is important that single parent households live close to schools, local services, child-care, and health care facilities because many lack private vehicles. Although the total number of single parent households has remained steady, the extremely high poverty rate among female-headed, single-parent households, suggests that the City will continue to face a need for additional, affordable family housing with access to support services.

Table 3-40 compares the number of single-parent families in 1990 and 2000.

Table 3-40
Single Parent Households with Children under 18

	1990	2000	Change	Percent Change
Male-Headed Households	2,571	3,382	811	32%
Female-Headed Households	15,881	14,932	-949	-6%
Total Single Parent Households	18,452	18,314	-138	-0.7%

Source: U. S. Census Bureau, 1990 and 2000

Among single parent households, three percent of male-headed households are living below the poverty line, compared to 27.5 percent of female-headed households (5,178 in 2000). Female-headed households with children still have the highest poverty rates of all population groups. Poverty rates for women with children have not improved significantly in the past decade, and are nearly double that of all families. (A poverty level income for a single parent with two children is about the equivalent to a full-time job at minimum wage.)

Although 2000 Census data indicate that the percentage of households on public assistance (which includes many single mothers) has declined, anecdotal evidence suggests that many of these single parents earn low wages that have not raised their incomes above the poverty level.

The Homeless

A lack of financial resources, education, and job training; the presence of disabilities; substance abuse; chronic, debilitating illness; and domestic violence all contribute to homelessness. The most recent information on the number of homeless persons and families is presented in the City's Oakland Permanent Access To Housing (PATH) Strategy, published May 8, 2007. Approximately 6,300 individuals (3,987 households) are homeless at any point in time, and approximately 17,200 people (11,128 households) are at-risk of homelessness. Minorities make up a disproportionate share of this total. As many homeless persons have mental or chemical dependency problems, supportive services are important.

Homelessness is a problem for both individual adults and families with children. The Oakland PATH Plan identifies the following greatest unmet needs in Oakland for the homeless:

- Permanent Supportive Housing
- Affordable Housing
- Short-Term Assistance to Secure and Maintain Housing

Of the 15,115²³ households in Oakland that are homeless or at risk of being homeless, 51% need short-term financial assistance or other support services to prevent them from becoming homeless. Another 17% are in need of affordable housing, meaning housing units that cost no more than 30% of their income and that is accessible to people who have extremely low incomes. Approximately 31% of homeless households in Oakland need permanent supportive housing. Supportive housing is permanent housing that is affordable to people with extremely low incomes that includes on-site supportive services that are designated to help tenants stay housed and works to meet other self-directed goals. Those goals might include improving health status, obtaining employment or making connections to the community. Supportive housing differs from affordable housing in that affordable housing has only very limited on-site services.

While the City of Oakland has a significant inventory of affordable housing, there are very long waiting lists for these units and most of them do not have supportive services. There is tremendous unmet need for housing for 7,380 of the 15,115 households homeless or at risk of being homeless. PATH contends that the homelessness can be prevented or ended for these 7,380 households only by creating affordable and supportive housing units affordable to those with extremely low incomes. Further, resolving to end homelessness would require short-term subsidies for those who have obtained housing but are at risk of becoming homelessness. See Tables 3-41 to 3-45 for further breakdown of housing need.

²³ Includes 7,380 households in need of permanent affordable housing or permanent supportive housing and 7,735 households in need of short-term assistance to prevent or end homelessness.

**Table 3-41
Homeless Housing Need By Development Type & Unit Size**

NEED BY DEVELOPMENT TYPE AND UNIT SIZE	No. of Units	Unit Breakdown					Total
		SRO/ Cong	Studio	1-BR	2-BR	3-BR	
Use of Existing Housing-2/3 of Total (Master-Leased Units (50%) & Tenant-based Subsidies (50%))							
Individuals & Couples without Children							
Chronically Homeless Individuals (HUD definition)	618	74	343	202			618
Community-Defined Individuals & Couples	527	147	245	135			527
Community Defined Homeless Youth	163	24	98	41			163
Individuals who are Extremely Low-Income and Living with HIV/AIDS	600	25	343	233			600
Individuals who are Extremely Low-Income with Mental Illness	1,311	73	735	502			1,311
Sub-total Individuals	3,219	343	1,764	1,112	0	0	3,219
Families							
Community-Defined Homeless Families	404			86	245	74	404
Extremely Low-Income Head of Family Household and Living with HIV/AIDS	324			67	196	61	324
Extremely Low-Income Head of Family Household with Mental Illness	998			116	686	196	998
Sub-total Families	1,726	0	0	268	1,127	330	1,726
Sub-Total Use of Existing Housing	4,945	343	1,764	1,380	1,127	330	4,945
Housing Production-1/3 of Total (Acquisition, Substantial Rehabilitation & New Construction)							
Individuals & Couples without Children							
Chronically Homeless Individuals (HUD definition)	304	36	169	99			304
Community-Defined Individuals & Couples	260	72	121	66			260
Community Defined Homeless Youth	80	12	48	20			80
Individuals who are Extremely Low-Income and Living with HIV/AIDS	296	12	169	115			296
Individuals who are Extremely Low-Income with Mental Illness	646	36	362	247			646
Sub-total Individuals	1,585	169	869	548	0	0	1,585
Families							
Community-Defined Homeless Families	199			42	121	36	199
Extremely Low-Income Head of Family Household and Living with HIV/AIDS	160			33	97	30	160
Extremely Low-Income Head of Family Household with Mental Illness	491			57	338	96	491
Sub-total Families	850	0	0	132	555	163	850
Sub-Total Housing Production	2,435	169	869	680	555	163	2,435
Sub-Total for Individuals & Couples without Children	4,804	512	2,632	1,660	0	0	4,804
Sub-Total for Families	2,576	0	0	400	1,683	493	2,576
TOTAL	7,380	512	2,632	2,060	1,683	493	7,380

**Table 3-42
Homeless Housing Need By Subpopulation**

NEED BY SUBPOPULATION		Individuals/Households Needing Housing Assistance		Households Needing Short-Term Assistance Only	Households Needing Permanent Housing
		Oakland		Oakland	Oakland
		Indivs	H/H	H/H	H/H
Chronically Homeless Single Individuals (HUD Definition)		923	923	0	923
Includes: Chronically Homeless with HIV/AIDS		23	23		
Chronically Homeless with Mental Illness		217	217		
Chronically Homeless Other		683	683		
Community-Defined Homeless Singles (excludes chronic homeless)		1,726	1,574	787	787
Community-Defined Homeless Youth (excluded chronic homeless)		485	485	243	243
Community-Defined Homeless Families		3,115	1,005	402	603
Includes: Community-defined Homeless Living with HIV/AIDS		82	82		
Community-defined Homeless with mental Illness		537	537		
Community-defined Homeless Other		3,737	3,737		
Sub-Total Community-Defined Homeless People		5,326	3,064	1,432	1,633
Extremely Low-income Single Adults Living with HIV/AIDS (not homeless)		1,791	1,791	896	896
Extremely Low-Income Head of Family Household Living with HIV/AIDS		605	605	121	484
Sub-Total ELI Adults/Head of Family Households Living with HIV/AIDS		2,396	2,396	1,017	1,379
Extremely Low-Income Single Adults with Mental Illness (not homeless)		5,753	5,753	3,797	1,956
Extremely Low-Income Head of Family Household with Mental Illness		2,978	2,978	1,489	1,489
Sub-Total ELI Adults/Head of Family Households with Mental Illness		8,731	8,731	5,286	3,445
Total by Subpopulation		17,376	15,115	7,735	7,380

**Table 3-43
Homeless Housing Need By Housing Status**

NEED BY HOUSING STATUS		Individuals/Households Needing Housing Assistance		Households Needing Short-Term Assistance Only	Households Needing Permanent Housing
		Oakland		OAK	OAK
		Indivs	H/H	H/H	H/H
Homeless Single Individuals, Couples and Families		6,248	3,987	1,432	2,555
Housed Low-Income Individuals/Head of Family Household with Disabilities		11,127	11,127	6,303	4,825
Total by Housing Status		17,376	15,115	7,735	7,380

**Table 3-44
Homeless Housing Need By Household Type**

NEED BY HOUSEHOLD TYPE	Individuals/Households Needing Housing Assistance		Households Needing Short-Term Assistance Only	Households Needing Permanent Housing
	Indivs	H/H	OAK H/H	OAK H/H
Individuals & Couples without Children				
Chronically Homeless Individuals (HUD definition)	923	923	0	923
Community-Defined Individuals & Couples	1,726	1,574	787	787
Community Defined Homeless Youth	485	485	243	243
Individuals who are Low-Income and Living with HIV/AIDS	1,791	1,791	896	896
Individuals who are Low-Income with Mental Illness	5,753	5,753	3,797	1,956
Sub-total Individuals	10,678	10,526	5,722	4,804
Families				
Community-Defined Homeless Families	3,115	1,005	402	603
Extremely Low-Income Head of Family Household and Living with HIV/AIDS	605	605	121	484
Extremely Low-Income Head of Family Household with Mental Illness	2,978	2,978	1,489	1,489
Sub-total Families	6,698	4,588	2,012	2,576
Total by Household Type	17,376	15,115	7,735	7,380

**Table 3-45
Homeless Housing Need By Support Services Required**

NEED BY LEVEL OF ON-SITE SERVICE REQUIRED IN PERMANENT HOUSING	AL CTY H/H	OAK H/H	On-Site Service Level				Total
			No	Low	Medium	High	
Individuals & Couples without Children							
Chronically Homeless Individuals (HUD definition)	1,883	923		185	369	369	923
Community-Defined Individuals & Couples	1,606	787	236	236	157	157	787
Community Defined Homeless Youth	495	243	81	32	81	49	243
Individuals who are Extremely Low-Income and Living with HIV/AIDS	1,828	896	448	179	179	90	896
Individuals who are Extremely Low-Income with Mental Illness	3,992	1,956	587	391	587	391	1,956
Sub-total Individuals	9,804	4,804	1,352	1,023	1,373	1,056	4,804
Families							
Community-Defined Homeless Families	1,231	603	302	121	121	60	603
Extremely Low-Income Head of Family Household and Living with HIV/AIDS	987	484	242	97	97	48	484
Extremely Low-Income Head of Family Household with Mental Illness	3,039	1,489	745	298	298	149	1,489
Sub-total Families	5,257	2,576	1,288	515	515	258	2,576
Total by Level of On-Site Service in Permanent Housing Required	15,061	7,380	2,640	1,538	1,888	1,313	7,380

Source: Oakland PATH Strategy – The Oakland Companion to the Alameda Countywide Homeless & Special Needs Housing Plan (2007).

To address the needs referenced above, the following is needed:

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- Acquisition, Rehabilitation, and/or New Constructions of 1,564 Permanent Supportive Housing Units and 871 Affordable Housing Units
- Tenant Based Housing Subsidies for 1,588 Permanent Supportive Housing Units and 885 Affordable Housing Units; and
- Master Leasing for 1,588 Permanent Supportive Housing Units and 885 Affordable Housing Units.

Breaking the cycle of homelessness will require a comprehensive approach that combines housing assistance first with needed support services. According to homeless service providers, in addition to actual housing, treatment of mental illness and substance abuse, life skills training, and intensive case management are among the highest priorities for reducing homelessness. Greater availability of supportive housing with support services is identified as a high priority for all homeless population groups.

The City of Oakland has adopted a “housing-first” approach through its PATH Strategy/Plan to end homelessness in Oakland. This plan has eight recommended strategies organized into the following five goal areas:

- Goal (P): Prevent Homelessness and Other Housing Crisis
- Goal (H): Increase Housing Opportunities for Targeted Populations
- Goal (S): Deliver Flexible Services to Support Stability and Independence
- Goal (M): Measure Success and Report Outcome
- Goal (L): Develop Long-Term Leadership and Build Political Will

Under PATH, homeless people are moved directly from the streets or shelter into permanent housing. Needed services are offered to those who are housed. These services offered are not mandatory and include but are not limited to client engagement around mental health and substance use after tenant is housed. These services are designed to meet the client “where they are at”, providing only those services needed by the housed client. The desired outcome is the end of homelessness through the securing or retaining of housing.

Large Households

The U.S. Department of Housing (HUD) defines a large household or family as one with five or more members. Large households typically require units with more bedrooms. In general, housing for these households should provide safe outdoor play areas for children and have convenient access to schools and child-care facilities. These types of needs can pose problems, particularly for large families that cannot afford to buy or rent single-family houses, because apartments and condominium units are most often developed for smaller households and may not provide adequate outdoor spaces for children. When housing prices rise faster than incomes and when the number of larger housing units with three or more bedrooms is limited, large families are often forced to live in overcrowded conditions.

The Consolidated Plan acknowledged the difficulty that large families face when trying to find suitable accommodations, particularly if they are low-income renters. According to the Plan, there is

a correlation between the number of large, low-income families, the shortage of low-cost rental housing with three or more bedrooms, and the incidence of overcrowding and overpayment. Large, low-income renter families at all income levels face a higher percentage of housing problems than other households of similar income.

At the time of the 2000 Census, Oakland was home to 11,365 renter and 8,526 owner households with five or more persons, for 19,891 large family households. In comparison to 1990, there has been an increase in the number of large households among both renters and owner-occupants.

Table 3-46 compares the number of large families in 1990 and 2000.

**Table 3-46
Number of Large Households in Oakland (1990 and 2000)**

Large Households	1990		2000	
	Number	Percent Total Households	Number	Percent Total Households
Owner-Occupied 5-or-More Person Households	7,163	11.9%	8,526	13.6%
Renter-Occupied 5-or-More Person Households	9,966	11.8%	11,365	12.9%
Total 5-or-More Person Households	17,129	11.9%	19,891	13.2%

Source: U.S. Census Bureau, 1990 and 2000

As noted earlier and in Table 3-36, overcrowding rates are especially severe for large families, regardless of income. This is due to an acute shortage of housing units with four or more bedrooms, especially rental units. The 2000 Census identified 11,365 renter households with five or more persons, but only 2,341 rental units with four or more bedrooms. Despite the fact that there is a much better relationship between the number of large homeowner families and large owner-occupied units, overcrowding rates are still very high for lower income large families, which suggests that more affluent families are able to occupy homes larger than they might need, while low and moderate income large families can achieve homeownership only by buying units smaller than what they might need.

Table 3-47 compares the number of housing units by tenure and number of bedrooms in 2000.

Table 3-47
Housing Units by Tenure and Number of Bedrooms (2000)

Number of Bedrooms	Tenure		Total
	Owner-Occupied	Renter-Occupied	
Studios	1,426	16,972	18,398
One-bedroom	6,015	34,842	40,857
Two-bedrooms	21,140	24,887	46,027
Three-bedrooms	22,785	9,263	32,048
Four-bedrooms	8,647	1,763	10,410
Five-or-more-bedrooms	2,469	578	3,047
Total Units	62,482	88,305	150,787
Number of units with four or more bedrooms	11,116	2,341	13,457
Percent of total units with four or more bedrooms	17%	3%	9%

Source: U. S. Census Bureau, 2000

Farmworkers

Few migratory farmworkers are housed, even seasonally, within Oakland. Oakland is too far from significant agricultural areas to serve as a residential base for such workers who, by the nature of their employment, tend to live in close proximity to their jobs. According to the 2000 Census Supplemental Survey, less than one percent of the City's residents were employed in farming, fishing, and forestry occupations in 2000. Many of these residents were not employed as field workers. Therefore, the likely need for farmworker housing in Oakland is insignificant.

I. ASSISTED RENTAL HOUSING

There is a substantial amount of subsidized housing in the City of Oakland. Most of this housing is privately owned and was developed under various federal, state, and City of Oakland funding programs. Although these units are located throughout the City, there is a higher concentration in East and West Oakland and near the Downtown area.

As of December 2008, there are 8,266 privately owned, publicly subsidized rental housing units in over 129 developments in Oakland. Of these units, 166 are designated for persons with disabilities and/or HIV/AIDS, 3,135 for families, and 4,196 for seniors. Another 679 privately owned subsidized rental units are in residential hotels and 90 are transitional housing units for homeless individuals and families.

In addition to these private units, the Oakland Housing Authority (OHA) owns and operates public housing units and administers the Section 8 Certificate and Voucher Programs.²⁴ According to its

²⁴ Appendix B provides a detailed list of these subsidized projects.

2008 Making Transitions Work Annual Report, OHA owns and operated 3,221 units of public housing. (This figure is reduced from 3,308 due to the disposition of Tassafaronga Village-see below for details.) This figure includes three large developments for families, five sites specifically designated for seniors, five mixed-income (HOPE VI) sites, and 254 small sites scattered throughout the City. The Housing Authority provides 11,586 Section 8 Vouchers for low-income residents for use in the private rental market.

To date OHA has received federal funding under the HOPE VI program to demolish and rebuild three of its larger developments, Chestnut Court, Westwood Gardens, and Coliseum Gardens. Chestnut Court and Westwood Gardens are both completed and have at least a 1:1 unit replacement ratio. Coliseum Gardens is renamed as Lion Creek Crossings and will be completed in four phases. As of Summer 2008 phases I and II are completed, phase III is nearing completion, and phase IV was awarded City funds and is in pre-development..

In addition, two other large public housing developments are being rehabilitated without HOPE VI funding. Tassafaronga Village and Harrison Street Senior Apartments. The redevelopment of Tassafaronga Village will include 157 rental units and 22 new affordable ownership units. The 157 rental units, financed using affordable housing tax credits, will include 87 Project Based Section 8 Voucher units to replace the original public housing units on a one-for-one basis. The 22 ownership units are being developed by Habitat for Humanity of the East Bay. Financing for the project includes \$4.8 million in Redevelopment Agency funds from the City of Oakland.

Harrison Street Senior Apartments will be constructed on land owned by the Housing Authority. OHA's non profit affiliate, Oakland Housing Initiatives and their development partner, Christian Church Homes of Northern California are co-developing 73 units of new senior housing using HUD 202 and City of Oakland funding

As reported in the last Housing Element, a sizeable number of senior households benefited from this assistance. Combining the number of seniors receiving assistance from OHA with the number of senior households living in privately owned, subsidized apartments, a total of 7,191 senior households received housing assistance.

There are several differences between the housing assistance provided by OHA and that provided by privately owned subsidized apartments. These include the following:

Size of units provided – About 56 percent of the public housing units contain three or more bedrooms, and 40 percent of Section 8 certificates and vouchers are used by recipients to rent units with three or more bedrooms. In comparison, only 691 units, or about 10 percent of the total private inventory, contain three or more bedrooms. Instead, 78 percent of the privately owned units (or 5,529 units) consisted of SRO, studio, and one-bedroom units.²⁵

Amount of subsidy provided – The Section 8 and conventional public housing programs provide deep subsidies to residents since these programs require that residents pay only 30 percent of their incomes for rent. In comparison, rents in the privately assisted rental housing developments are set by formula that is independent of the income of individual tenants. Unless residents who live in the privately assisted rental housing also receive Section 8 certificates and vouchers

²⁵ Many of the privately-owned assisted units are in senior housing developments, which typically have only studio and one-bedroom units.

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or initial financing of a project facilitated lower rents, tenants in these properties could pay rents that exceed 30 percent of household income.

Table 3-48 provides information on privately owned subsidized rental units, and Table 3-49 provides information on occupied public housing units and housing vouchers in Oakland.

**Table 3-48
Privately-Owned Assisted Housing Units, City of Oakland (2008)**

	Total Units	Subsidized Units	Size of Subsidized Rental Units						Senior Units	Accessible Units
			SRO	Studio	1 BR	2 BR	3 BR	4+ BR		
Private Assisted Rental Housing Units										
Apartments for Persons with Disabilities/Special Needs	172	166	17	35	91	23	--	--	--	61
Apartments for Families	4,027	3,135	--	267	987	1,031	677	173	41	122
Residential Hotels	720	679	654	18	5	2	--	--	--	75
Apartments for Seniors	4,230	4,196	212	1,405	2,577	2	--	--	4,193	809
Transitional Housing	91	90	35	--	3	36	14	1	--	2
Total Assisted Rental Units ¹	9,240	8,266	918	1,725	3,663	1,094	691	174	4,234	1,069
Total Assisted For-Sale Units	567	567	--	--	--	--	--	--	--	--
Total Rental and For-Sale Units ²	9,807	8,833	--	--	--	--	--	--	--	--

Sources: City of Oakland

¹There is some overlap of information in this table given the accounting of housing units targeted to specific populations.

²The City does not have complete information on unit breakdowns for ownership units, therefore this information is not included.

Note: Does not include households assisted with first-time homebuyer assistance to purchase existing homes.

**Table 3-49
Occupied Public Housing Units and Housing Vouchers, Oakland**

	Total	Elderly	People with Disabilities	Missing Data	Family
Occupied Public Housing Units	2,866	690	433	3	1,740
Section 8 Recipients	11,586	2,267	2,874	--	6,445
Total Households Receiving Assistance	14,452	2,957	3,307	--	8,145

Source: Oakland Housing Authority

According to Oakland Housing Authority's *Making Transitions Work Annual Report FY 2008* the wait list for public housing units has 6,827 names; the wait list for Section 8 vouchers has 6,942 names. There is also a separate wait list for HOPE VI site that combines households seeking either public housing or Section 8 vouchers. Those lists total 3,727 households. All wait lists combined, there is a total of 17,496 households seeking housing assistance.

The maps on the following pages show the location and distribution of privately-owned subsidized housing (nonprofit and for-profit) and public housing (owned and managed by the Oakland Housing Authority). These maps show that assisted housing is well dispersed throughout the flatland areas of the City – where most rental housing is located – and particularly along major corridors and other areas well-served by public transportation.

Figure 3-10
Assisted Housing in North, West and Downtown Oakland, 2008

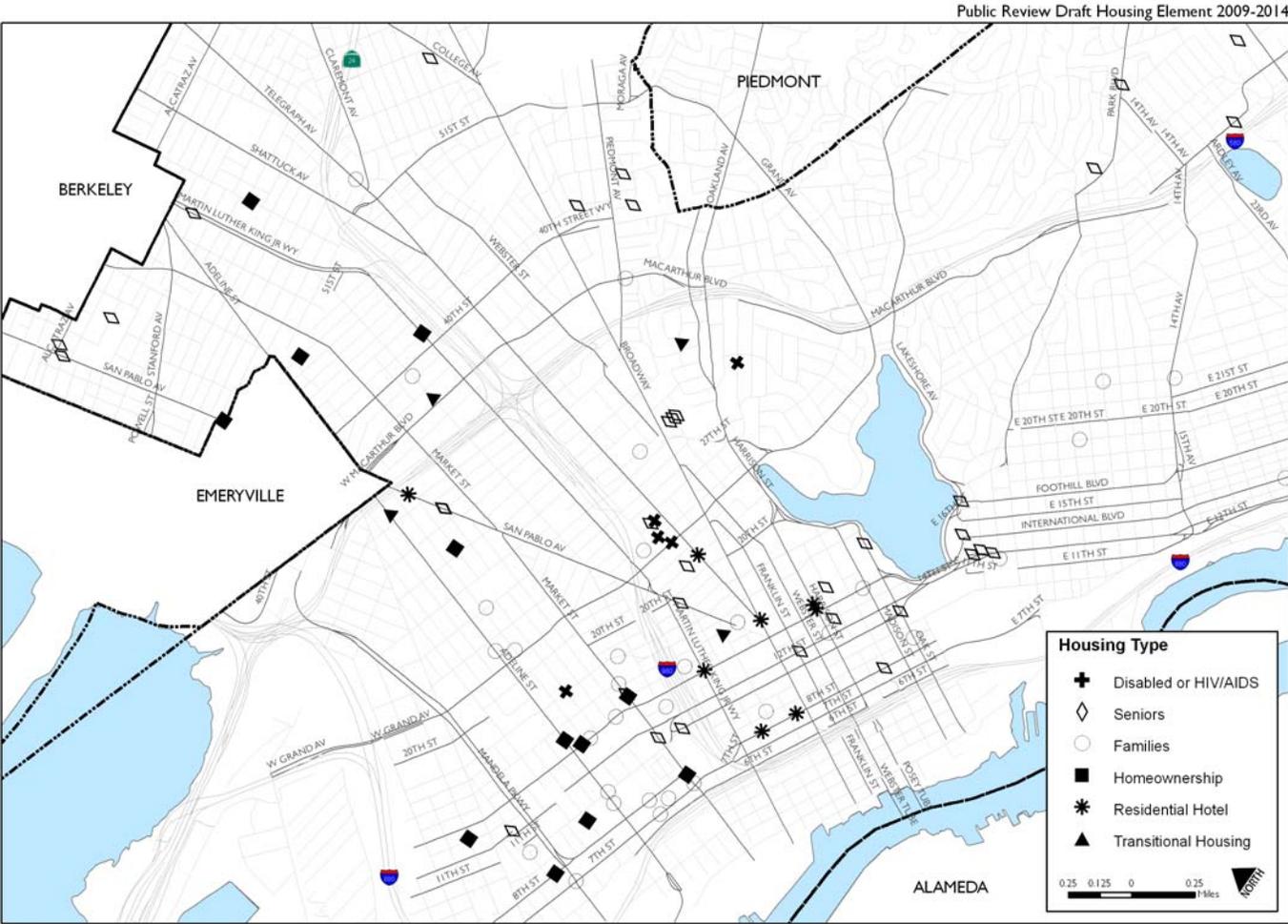


Figure 3-10 Assisted Housing in North, West and Downtown Oakland as of July 2008

February 27, 2009

**Figure 3-11
Assisted Housing in East Oakland, 2008**

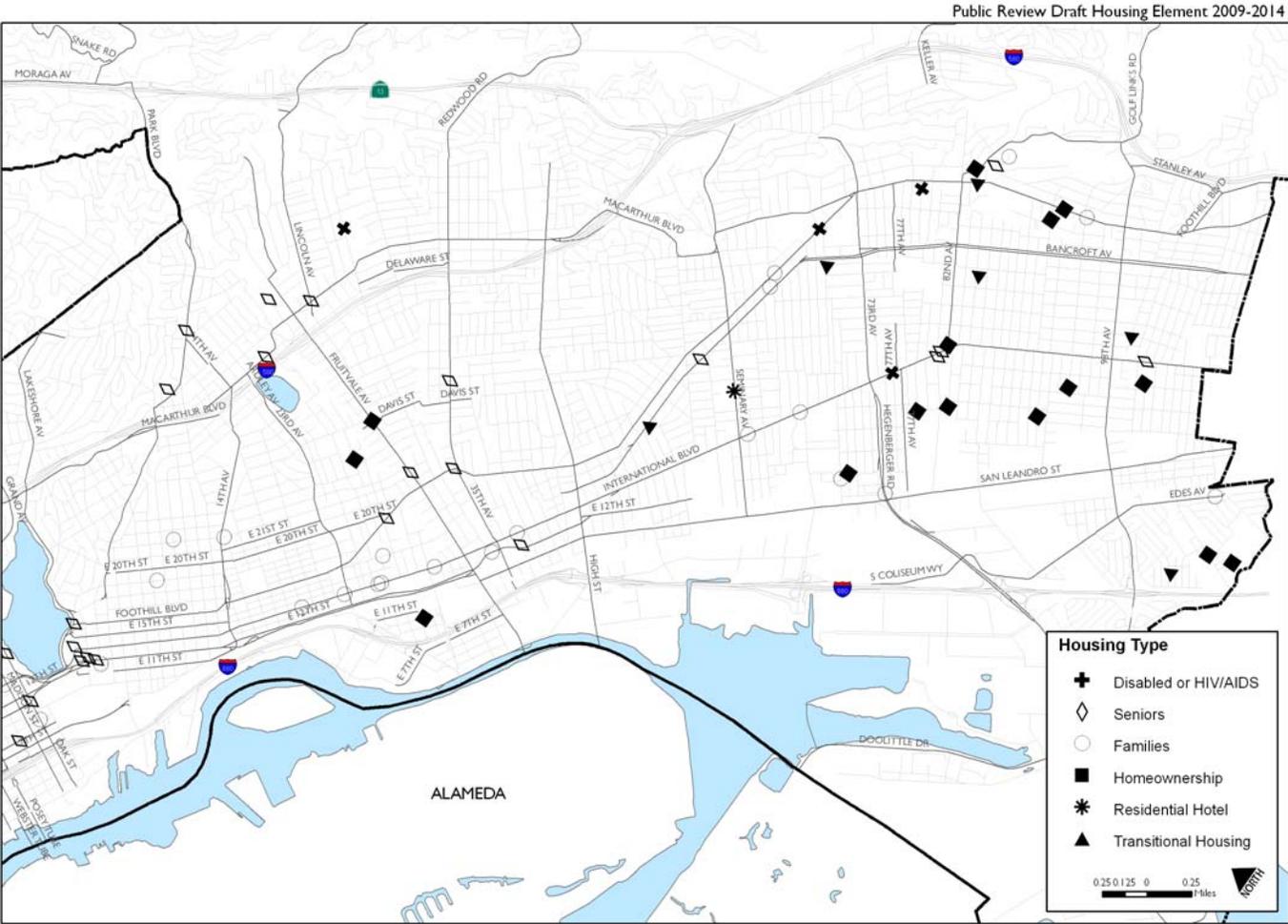


Figure 3-11 Assisted Housing in East Oakland as of July 2008

February 27, 2009

Figure 3-12
Public Housing in North, West and Downtown Oakland, 2008

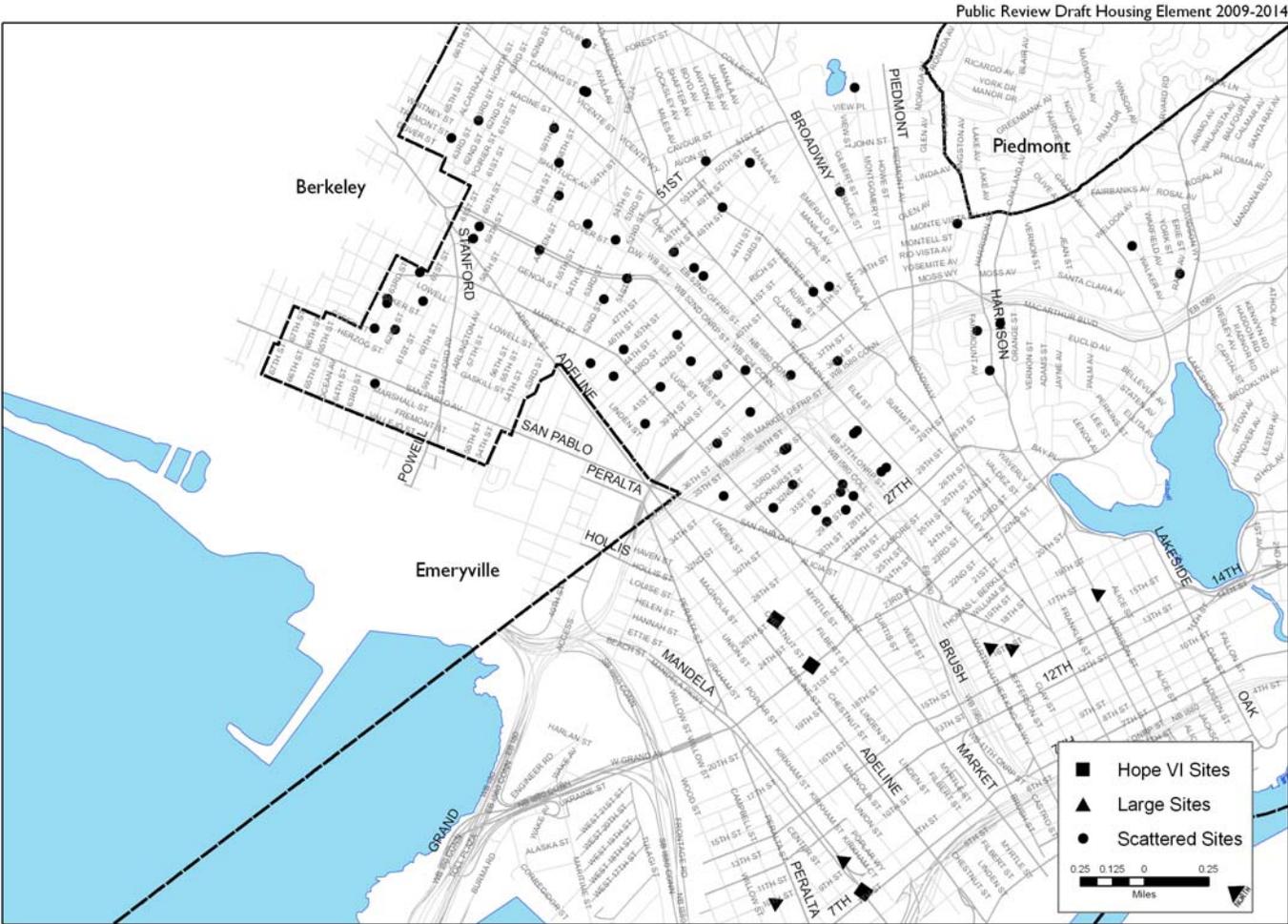


Figure 3-12 Public Housing in North, West and Downtown Oakland, 2008

February 27, 2009

Figure 3-13
Public Housing in East Oakland, 2008

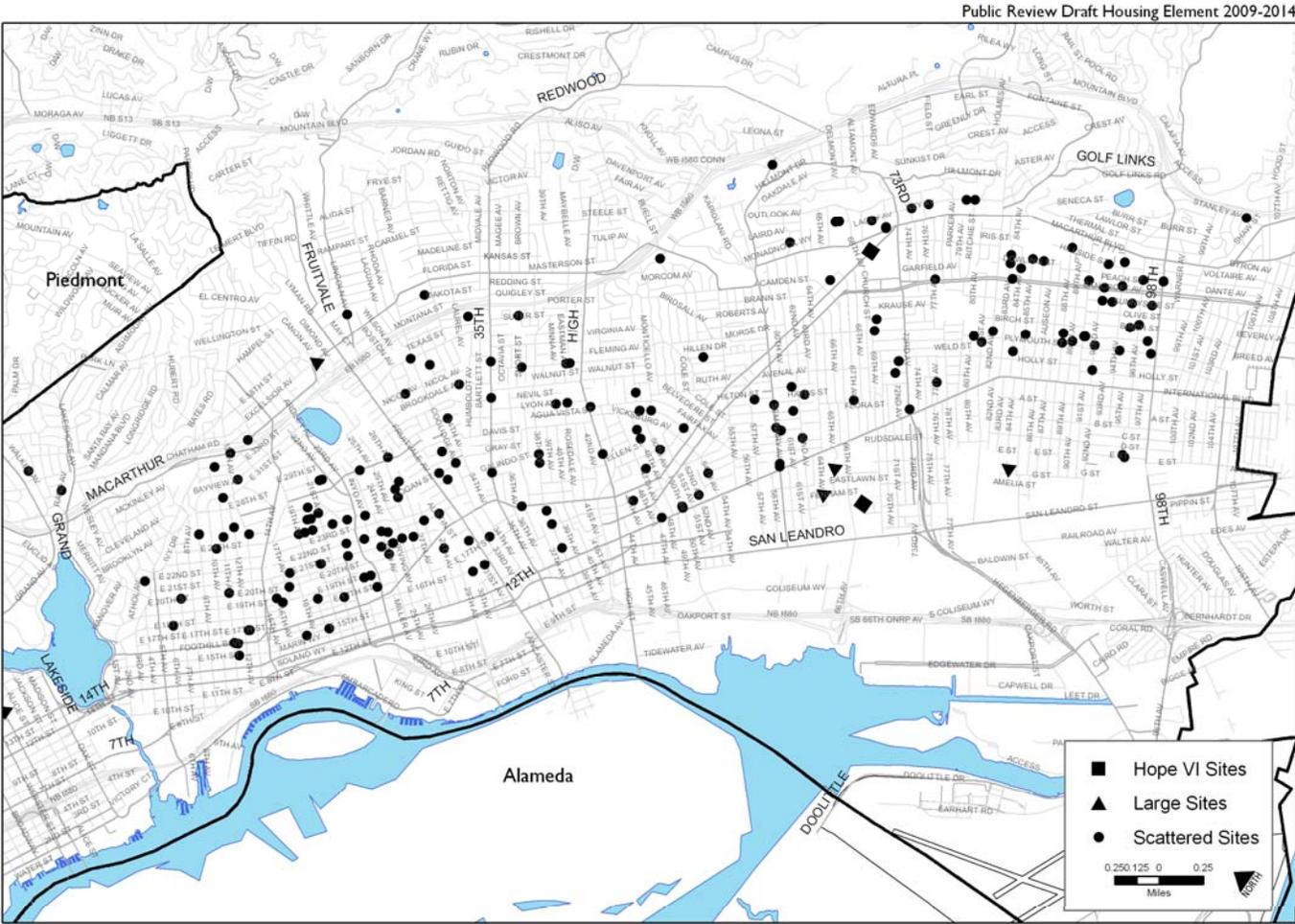


 Figure 3-13 Public Housing in East Oakland, 2008

February 27, 2009

J. ANALYSIS OF ASSISTED, AT-RISK HOUSING PROJECTS

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multifamily units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. As part of the analysis, an estimation of the cost of preserving and replacing the units is to be included, as well as programs designed to preserve the affordable units.

Assisted Rental Housing Eligible for Conversion

Over the past several decades, hundreds of thousands of affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restricted rents and occupancy of units to low-income households for specified periods. Once these restrictions expire, a property owner may charge market rents. Low-income occupants are often displaced when rents rise to market levels. The City of Oakland has already lost 209 affordable rental units in five projects: Park Village (84 units), S&S Apartments (5 units), Garden Manor Square (71 units), Park Villa (44 units), and the Smith Apartments (5 units).

The Housing Element must identify any such publicly assisted rental units eligible for conversion during the Housing Element period and for five years thereafter, and include a program to address their preservation, if possible. The California Housing Partnership Corporation (CHPC), a non-profit organization, assists cities in tracking at-risk units by providing lists of at-risk units. The City has supplemented this information with its own study that included interviews with managers and owners of all at-risk projects.

Since projects developed in Oakland that used local funds have extended affordability restrictions, only federally assisted rental housing units are at-risk of conversion to market rate units in the period 2007–2019.

As noted in Table 3-50, there are 4,280 privately owned, federally-subsidized affordable housing units (in 51 properties) in the City of Oakland. Of these 51 properties, 36 (almost 71 percent) are owned by non-profit organizations; with the remaining, 10 are owned by for-profit companies and 5 are limited-dividend partnerships. This proportion of non-profit organizations is very high compared to the State of California as a whole, in which only one-third of subsidized housing is non-profit-owned. This high proportion reduces the number of at-risk units, since non-profit organizations often have little interest in converting to market rate. However, many of these non-profit projects will require significant repair and renovations over the next few years.

Table 3-50
Federally-Subsidized Rental Units and Date of Expiration of Use Restrictions

(Shaded Projects Due to Expire After 2019)

Project Name	Address	Subsidized Units ¹	Ownership	Subsidy/Insurance Program	Expiration Date
Allen Temple Arms I	8135 International Blvd.	75	Nonprofit	Section 8 (New Const)/CHFA	2011
Allen Temple Arms II	1388 81 st Avenue	51	Nonprofit	Section 8 (New Const)/202	2008
Allen Temple Gardens (Arms III)	10121 E 14 th Street	49	Nonprofit	Section 8 (PRAC)/202	2008
Allen Temple Manor (Arms IV)	7607 International Blvd.	24	Nonprofit	Section 8 (PRAC)/811	2021
Bancroft Senior Homes	2320 55 th Avenue	60	Nonprofit	Section 8 (PRAC)/202	2008
Baywood Apartments	225 41 st Street	77	For Profit	Section 8 (New Const)/CHFA	2011
Beth Asher	3649 Diamond Avenue	50	Nonprofit	Section 8 (LMSA)/236(j)(1)/202	2009
Beth Eden Housing	1100 Market Street	54	Nonprofit	Section 8 (LMSA)/236(j)(1)	2010
Casa Velasco (formerly Casa De Las Flores)	3430 Foothill Blvd.	20	Limited Dividend	Section 8 (LMSA)/236(j)(1)	2024
City Tower Apartments	1065 8 th Street	231	For Profit	PD/8 Existing	2027
Coolidge Court	3800 Coolidge Avenue	18	Nonprofit	Section 8 (PRAC)/811	2018
E. E. Cleveland Manor	2611 Alvingroom Court	53	Nonprofit	Section 8 (New Const)/202	2010
East Bay Transitional Homes	2787 79 th Street	12	Nonprofit	Section 8 (New Const)/202	2010
Eastmont Court	6850 Foothill Blvd.	18	Nonprofit	Section 8 (PRAC)/811	2010
Eldridge Gonaway Apartments	275 East 12th Street	39	Nonprofit	Section 8 (New Const)/CHFA	2012
Homes Now in the Community	1800 Linden Street	10	Nonprofit	Section 8 (New Const)/202	2008

**Table 3-50
Federally-Subsidized Rental Units and Date of Expiration of Use Restrictions**

(Shaded Projects Due to Expire After 2019)

Project Name	Address	Subsidized Units ¹	Ownership	Subsidy/Insurance Program	Expiration Date
Hotel Oakland	270 13 th Street	315	For-Profit	Section 8 (Sub. Rehab)/221(d)(4)	2012
Irene Cooper Manor	250 East 12 th Street	40	Nonprofit	Section 8 (PRAC)/202	2020
J. L. Richard Terrace	250 East 12 th Street	80	Nonprofit	Section 8 (New Const)/202	2008
Keller Plaza	5321 Telegraph Avenue	168	Nonprofit	Section 8 (LMSA)/236(j)(1)	2010
Lake Merritt Apartments	1417 First Avenue	54	For-Profit	Section 8 (New Const)/221(d)(4)	2025
Lakemount Apartments	136 East 12 th Street	66	For-Profit	Section 8 (LMSA)/221(d)(3)	2009
Las Bougainvilleas	1223 37 th Avenue	67	Nonprofit	Section 8 (PRAC)/202	2018
Linda Glen	32 Linda Avenue	40	Nonprofit	Section 8 (LMSA)/236(j)(1)	2010
Lottie Johnson Apartments	970 14 th Street	25	Nonprofit	Section 8 (LMSA)/236(j)(1)	2008
Marlon Riggs Apartments (aka Vernon Street Housing, Inc.)	269 Vernon Street	12	Nonprofit	Section 8 (PRAC)/811	2016
MOHR I Housing	741 Filbert Street	126	Limited Dividend	Section 8 (LMSA)/236(j)(1)	2010
Noble Tower	1515 Lakeside Drive	195	For-Profit	Section 8 (New Const)/CHFA	2022
Northgate Terrace	550 24 th Street	162	Nonprofit	Section 8 (LMSA)/221(d)(3)	2010
Oak Center I	1601 Market Street	78	For-profit	Section 8 (LMSA)/202	2010
Oak Center Homes	850 18 th Street	89	Limited Dividend	Section 8 (New Const)/CHFA	2013
Oak Center Towers	1515 Market Street	195	For-profit	Section 8 (LMSA)/236(j)(1)	2025

**Table 3-50
Federally-Subsidized Rental Units and Date of Expiration of Use Restrictions**

(Shaded Projects Due to Expire After 2019)

Project Name	Address	Subsidized Units ¹	Ownership	Subsidy/Insurance Program	Expiration Date
Oak Village	780 13 th Street	117	Limited Dividend		2011
Otterbein Manor	5375 Manila Avenue	39	Nonprofit	Section 8 (LMSA)/236(j)(1)	2009
Park Village	3761 Park Blvd Way	84	For-Profit	Section 8 (New Const)	2005
Posada de Colores	2221 Fruitvale Avenue	100	Nonprofit	Section 8 (New Const)/202	2005
Providence House	540 23 rd Street	40	Nonprofit	Section 8 (New Const)/202	2011
Rose of Sharon	1600 Lakeshore Ave	88	Limited Dividend	Section 8 (LMSA)/236(j)(1)	2009
Satellite Central	540 21 st Street	345	Nonprofit	Section 8 (LMSA)/236(j)(1)	2009
Sister Thea Bowman	6400 San Pablo Avenue	55	Nonprofit	Section 8 (New Const)/202	2010
Sojourner Truth Manor	5815 MLK Way	87	Nonprofit	Section 8 (LMSA)/236(j)(1)	2012
Southlake Tower	1501 Alice Street	130	Nonprofit	Section 8 (New Const)/221(d)(4)	2025
St. Andrew's Manor	3250 San Pablo Avenue	59	Nonprofit	Section 8 (LMSA)/236(j)(1)	2027
St. Mark's Apartments	394 12 th Street	100	For-Profit	Sec. 8 (Sub. Rehab)/221(d)(4)	2027
St. Mary's Gardens	801 10 th Street	100	Nonprofit	Section 8 (New Const)/CHFA	2009
Taylor Methodist Housing	1076 14 th Street	12	Nonprofit	Section 8 (LMSA)/236(j)(1)	2012
St. Patrick's Terrace	1212 Center Street	65	Nonprofit	Section 8 (LMSA)/236(j)(1)	2009
Town Center at Acorn	1143 10 th Street	25	Nonprofit	Section 8 (New Const)	2014
Valdez Plaza	280 28 th Street	150	Nonprofit	Section 8 (Sub. Rehab)/202	2011
Westlake Christian Terrace	251 28 th Street	91	Nonprofit	Section 8 (LMSA)/202	2009

Table 3-50
Federally-Subsidized Rental Units and Date of Expiration of Use Restrictions

(Shaded Projects Due to Expire After 2019)

Project Name	Address	Subsidized Units¹	Ownership	Subsidy/Insurance Program	Expiration Date
Westlake Christian Terrace II	275 28 th Street	40	Nonprofit	Section 8 (LMSA)/202	2009
Total Units		4,280			

Sources: California Housing Partnership Corporation and City of Oakland

¹All project units are listed in this column. However, not all units in a project have Section 8 Contracts.

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Of the 4,585 units listed in Table 3-51, 468 units (in 3 projects) have Section 8 contracts that expire between 2009 and 2014 and are considered “At-Risk.” CHPC defines “At-Risk” properties where the end date of the most valuable subsidy or rent restriction is in the next five years. Housing that falls within this time period but that are owned by a non-profit or non-profit controlled entity are considered “Lower Risk” properties therefore they are not counted in the “At-Risk” category. All owners or managers of these properties were contacted in summer 2008. City staff received responses from two out of the three properties and found that owners were intending to renew their contract upon its expiration date.

The 26 developments that are considered “Lower Risk” have a total of 1,979 units that are technically considered at risk of conversion between 2009 and 2019. City staff has confirmed that most of these units have additional regulatory restrictions that require Section 8 contract renewals during the regulatory period therefore those units are not at risk. There were a few developments for which City staff was unable to determine regulatory agreements beyond the Section 8 contract expiration date. Since those developments are owned by a non-profit entity, City staff is not concerned that the Section 8 contract will not be renewed,

**Table 3-51
At-Risk Housing in Oakland**

Project Name	Units	Details
At-Risk (2009–2014)¹	468	
Hotel Oakland	313	Section 8 contract expires 2012, management company seeking to renew HUD contract. This development is considered to be at low risk.
Lakemount (Lakeside) Apartments	66	Section 8 contract expires 2009. Management company seeking to renew HUD contract. This development is considered to be at low risk.
Oak Center Homes, Inc.	89	Expires 2013. Unable to contact owner to verify plans for Section 8 contract renewal.
Lower Risk (2014–2019)²	1,979	
Allen Temple	75	Expires 2011. Nonprofit.
Allen Temple Arms II	51	Regulatory restrictions expire at maturity date of Federal financing in 2027. Nonprofit.
Allen Temple Gardens (Arms III)	49	Regulatory restrictions expire at maturity date of Federal financing in 2008. Nonprofit.
Bancroft Senior Homes	60	Regulatory restrictions expire at maturity date of Federal and local financing in 2041. Nonprofit.
Beth Asher	50	Expires 2009. Nonprofit.
Beth Eden	54	Regulatory restrictions expire at maturity date of Federal financing in 2015. Nonprofit.
East Bay Transitional Homes	12	Regulatory restrictions expire at maturity date of Federal financing in 2025. Nonprofit.
Eastmont Court	18	Regulatory restrictions expire at maturity date of Federal and local financing in 2043. Nonprofit.
E. E. Cleveland Manor	53	Regulatory restrictions expire at maturity date of Federal financing in 2030. Nonprofit.
Eldridge Gonaway	39	Expires 2012. Nonprofit.

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Project Name	Units	
Homes Now In The Community	10	Regulatory restrictions expire at maturity date of Federal financing in 2023. Nonprofit.
J. L. Richard Terrace	80	Regulatory restrictions expire at maturity date of Federal financing in 2026. Nonprofit.
Linda Glen	42	Regulatory restrictions expire at maturity date of Federal financing in 2013. Nonprofit.
Lottie Johnson Apartments	22	Regulatory restrictions expire at maturity date of Federal financing in 2014. Nonprofit.
Marlon Riggs Apts (aka Vernon Street Housing)	12	Regulatory restrictions expire at maturity date of Federal financing in 2016. Nonprofit.
Northgate Terrace	200	Regulatory restrictions expire at maturity date of Federal financing in 2018. Nonprofit.
Otterbein Manor	39	Regulatory restrictions expire at maturity date of Federal financing in 2013. Nonprofit.
Providence House	40	Regulatory restrictions expire at maturity date of Federal financing in 2032. Nonprofit.
Saint Mary's Gardens	100	Expires 2009. Nonprofit.
Satellite Central	150	Regulatory restrictions expire at maturity date of Federal financing in 2010. Nonprofit.
Sister Thea Bowman Manor	55	Regulatory restrictions expire at maturity date of Federal financing in 2041. Nonprofit.
Taylor Methodist Housing	12	Regulatory restrictions expire at maturity date of Federal financing in 2012. Nonprofit.
Town Center at Acorn	206	Expires 2027. Nonprofit.
Valdez Plaza	150	Regulatory restrictions expire at maturity date of Federal financing in 2021. Nonprofit.
Westlake Christian Terrace I	200	Regulatory restrictions expire at maturity date of Federal financing in 2017. Nonprofit.
Westlake Christian Terrace II	200	Regulatory restrictions expire at maturity date of Federal financing in 2036. Nonprofit.
Preserved³	1,929	
Baywood Apartments	77	Preserved with CalHFA financing and rent restrictions through 2035. Section 8 must be renewed if available.
Casa Velasco	19	Preserved. Contract expires 2024. Limited dividend owner. City of Oakland restrictions through 2059.
Keller Plaza	201	Preserved. Contract expires 2046. Nonprofit owner.
Lake Merritt Apartments	54	Preserved by City of Oakland financing and rent restrictions through 2059. Section 8 expires 2025 - may be renewed thereafter.
MOHR I Housing	125	Preserved. Contract expires 2029. Lender requires Section 8 contract renewal during the course of this regulatory period.
Noble Towers	195	Preserved. Contract expires 2035. For-profit owner.
Oak Center Towers	195	Preserved with tax credit financing. Placed in service 1/1/06.

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Project Name	Units	
Oak Center 1	76	Preserved. Contract expires 2029. Lender requires Section 8 contract renewal during the course of this regulatory period.
Oak Village	117	Preserved. Contract expires 2036. Lender requires Section 8 contract renewal during the course of this regulatory period.
Piedmont Apartments	250	Preserved. Contract expires 2037. For-profit owner.
Posada de Colores	100	Preserved with City of Oakland financing and rent restrictions through 2063.
Rose of Sharon	139	Preserved.
Sojourner Truth Manor	87	Preserved. Contract expires 2016. Nonprofit owner.
Saint Andrew's Manor	60	Preserved. Contract expires 2062. Nonprofit owner.
Saint Patrick's Terrace	65	Preserved. Contract expires 2062. Nonprofit owner.
Saint Mark's Apartments	100	Section 8 extended for 20 years through 2027
Southlake Tower	129	Preserved. Contract expires 2034. Lender requires Section 8 contract renewal during the course of this regulatory period.
Projects to Date with Terminated Contracts	209	
Garden Manor	71	Opted out July 2000
Park Villa	44	Opted out June 2001
Park Village	84	Opted out in 2005/2006.
S & S Apartments	5	Opted out in 2005.
Smith Apartments	5	Opted out May 1999

Sources: City of Oakland California Housing Partnership Corporation, and Vernazza Wolfe Associates, Inc.

¹ Definition as per CHPC: Properties where end date of the most valuable subsidy or rent restriction is within the next 5 years.

² Definition as per CHPC: Properties where the end date of the most valuable subsidy or rent restriction is between 6 and 10 years from now. This definition is also used for properties where the end date is within 5 years, but the project is owned by a non-profit or non-profit controlled entity and therefore is highly likely to renew the contract on expiration. Some projects have additional restrictions that require owner to (a) renew Section 8 if it is available, and (b) continue renting at 50% or 60% AMI even if Section 8 assistance is discontinued.

³ Definition as per CHPC: Properties that have been acquired by owners and have a new regulatory agreement with a government entity that commits them to keeping the affordability agreements in place for at least another 30 years.

Other Risks of Loss of Affordable Housing

Many of the City-assisted affordable rental projects that were completed at least 10 years ago are now experiencing a growing number of operating and maintenance problems yet lack sufficient income or reserves to properly maintain the properties or to pay for necessary rehabilitation expenses to keep them viable over the long term. This has been well demonstrated with the problems at many of the older affordable rental properties developed by local entities such as Oakland Community Housing Inc., (OCHI), one of the City's oldest affordable housing developers. There are many of these older projects, owned by various affordable housing developers, which are starting to experience significant problems. The gap between the rental income and the operating costs continues to grow, making it almost impossible to have enough cash flow to cover monthly expenses and maintain the properties; making it difficult to finance any additional debt for repairs. In February 2008 Oakland City Council/Redevelopment Agency approved the development of a separate Notice Of Funding Availability (NOFA), a Preservation and Rehabilitation NOFA, to help fund needed operations and

capital improvements for these older projects. This NOFA focuses on protecting and preserving older existing affordable housing developments that have been funded by City and/or the Redevelopment Agency loans and are currently regulated City/Agency regulatory agreements. The NOFA also focuses on older projects, regulated by other public agencies, that the City wishes to preserve as affordable housing. Eligible capital improvements include those needed to maintain and improve the habitability of the housing and its marketability, and reduce excessive maintenance and repair costs. (Taken from Legislative Report to Oakland City Council February 26, 2008.)

Case Study: Oakland Community Housing, Inc.

Oakland Community Housing, Inc. (OCHI) was a local nonprofit affordable housing development organization with over 35 years of history working in the Oakland community. OCHI, through its affiliates, developed 14 buildings of affordable rental housing with a total of 637 housing units in Oakland. OCHI's management company, Oakland Community Housing Management (OCHM), managed nine of these buildings including two single room occupancy (SRO) residential hotels and numerous family rental housing developments. The City and the Redevelopment Agency provided deferred loans of over \$22.5 million to OCHI and its affiliates during the course of its tenure operating in the City of Oakland. Over the last few years, both OCHI and OCHM provided funds to the operation of many of their rental developments. This caused a financial crisis for both OCHI and OCHM. OCHM was no longer able to pay for staff to adequately manage these buildings. Both OCHI and OCHM exhausted all financial reserves.

Large operating deficits were typical for many of the buildings they managed. The portfolio of affordable rental housing that OCHI has developed in Oakland is among the oldest affordable housing in the City. Since the time these first nonprofit privately owned affordable housing units were built, the affordable housing industry has learned valuable lessons. The City now requires significant operating and replacement reserves on all rental properties. The City has also tightened its development criteria to ensure strong experienced organizations are developers of affordable housing units in Oakland. The City requires rent increases that are in line with the annual published federal government's affordable rental rates so that the properties have the funds needed to take care of necessary repairs and adequately fund operating and replacement reserves. OCHI struggled financially over the past few years, in a dilemma familiar to many non-profit housing organizations. Rents are set to be affordable to low-income households, but expenses had steep increases particularly in the areas of utilities, insurance and the cost of repairs. In 2006, the average cost to manage an affordable housing unit in the OCHI portfolio was \$8,600 per year. The income from some OCHI buildings did not kept pace with the costs required to effectively operate and manage them. This situation is particularly critical for the properties that serve the lowest income individuals and families. (Excerpted from Legislative Report to Oakland City Council May 22, 2007.)

Lack of strong management at the organizational level contributed to the dire financial situation for the organization. For the past few years, OCHI has obtained management and operations income by severely drawing down their letters of credit, receiving developer fees from ownership units constructed in Oakland and Richmond, and from private foundations. OCHI's overall capacity as a non-profit developer diminished with no new projects in the pipeline. As a result, developer fees that were once counted on to pay expenses have since been exhausted. Ultimately, OCHI no longer has a staff or capability to manage the remaining eleven properties in its portfolio as of the end of 2008. (Excerpted from Legislative Report to Oakland City Council June 17, 2008.)

Preserving at-risk units includes the costs to acquire the property, rehabilitate the property, and extend affordability on the units. The cost of preserving the assisted units is estimated to be significantly less than the cost required to replace the units through new construction. Table 3-52 presents the estimated costs to preserve and/or replace units located in five projects. These costs are based on proposed or actual development and land acquisition costs provided to the City of Oakland for comparable developments proposed or completed in recent years. The total cost of preserving all five projects is estimated at approximately \$58 million, and the total cost to replace these units is not available due to the lack of comparable data to replace SRO units.

**Table 3-52
Cost to Preserve and Replace At-Risk Housing in Oakland**

Project	Units	Per Unit Cost	Total
Preservation Costs¹			
Oakland Hotel (SRO)	313	\$119,909	\$37,531,562
Lakemount (Lakeside) Apartments (Senior)	66	\$134,598	\$8,883,455
Oak Center Homes (Scattered Site Family)	89	\$125,298	\$11,151,531
Total Cost to Preserve Units	468	--	\$57,566,548
Replacement Costs²			
Oakland Hotel (SRO)	313	N/A	N/A
Lakemount (Lakeside) Apartments (Senior)	66	\$349,727	\$23,082,013
Oak Center Homes (Scattered Site Family)	89	\$288,556	\$25,681,528
Total Costs to Replace Units	155	--	\$48,763,540

Sources: City of Oakland

¹Preservation cost comparables are based on existing developments supported by City funding or developments that currently being considered for City rehabilitation funding.

²Replacement cost comparables are based on similar new construction developments supported by City funding. There are no comparables for new single-room occupancy developments in the City of Oakland.

Entities with Capacity to Preserve Assisted Housing

There are several non-profit organizations that have the financial capacity to own and manage rental housing. Table 3-53 lists the organizations active in Alameda County that have expressed an interest in being notified of the availability of assisted at-risk rental housing for the purpose of acquiring the units to continue affordability.

Resources for Preservation of Assisted Housing

There are a number of resources available to finance the acquisition and preservation of existing affordable housing. The most important is HUD's willingness to renew and extend Section 8 contracts. The State of California's Department of Housing and Community Development has programs available to finance the acquisition of at-risk projects, and the California Housing Finance Agency has also provided bond financing coupled with low income housing tax credits. The City and Redevelopment Agency make funds available for preservation projects through the annual Notice of Funding Availability used to fund affordable housing development, and preservation projects received special points in that competition.

**Table 3-53
Non-Profit Housing Organizations Interested in Acquiring
At-Risk Rental Housing**

Organization	Address	City
Affordable Housing Associates	1250 Addison Street, Suite G	Berkeley
Alameda County Allied Housing Program	22245 Main Street, Suite 204	Hayward
Asian Neighborhood Design	461 Bush Street, 4 th Floor	San Francisco
Bay Area Community Services	P.O. Box 2269	Alameda
BRIDGE Housing Corporation	One Hawthorne, Suite 400	San Francisco
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern CA, Inc.	303 Hegenberger Road, Suite 201	Oakland
Community and Economic Development Agency	250 Frank H. Ogawa Plaza, Suite 5313	Oakland
Community Development Corporation of Oakland	5636 Shattuck Avenue	Oakland
Community Home Builders Association	675 North First Street, Suite 620	San Jose
Community Housing Developer, Inc.	255 N. Market Street, Suite 290	San Jose
East Bay Asian Local Development Corp.	310 Eighth Street, Suite 200	Oakland
Eden Housing, Inc.	409 Jackson Street	Hayward
Foundation for Affordable Housing, Inc.	2847 Story Road.	San Jose
Housing Authority of City of Alameda	701 Atlantic Avenue	Alameda
Housing Authority of County of Alameda	22941 Atherton Street	Hayward
Housing Corporation of America	31423 Coast Highway, Suite 7100	Laguna Beach
Kendra Care Incorporated	4744 Brookfield Drive	Sacramento
Livermore Housing Authority	3203 Leahy Way	Livermore
Matinah Salaam	3740 Barrington Drive	Concord
Nehemiah Progressive Housing Development Corporation	1851 Heritage Lane, Suite 201	Sacramento
Northern California Land Trust, Inc.	3126 Shattuck Avenue	Berkeley
O.P.E.N. Inc.	P.O. Box 43034	Oakland
Petaluma Ecumenical Properties, Inc.	1400 Caulfield Lane	Petaluma
Resources for Community Development	2131 University Ave., Suite 224	Berkeley
Satellite Housing, Inc.	2526 Martin Luther King Jr. Way	Berkeley

Source: California Department of Housing and Community Development, 2002.

K. POPULATION AND EMPLOYMENT TRENDS

Population Trends

Between 1990 and 2000, Oakland’s population increased by seven percent, from 372,242 to 399,484. The California Department of Finance estimated the City’s population at 420,183 as of January 2008. Population growth and the resulting occupancy changes in Oakland over the past decade have occurred and have been affected by:

- A very low estimated percentage of vacant housing units at just slightly over four percent in 2008
- An estimated increase in new housing construction between 2000 and 2008 of about 6,500 housing units

As reported in Oakland’s last Housing Element, countywide trends reported by the Department of Finance suggest that population growth due to natural increase was a greater factor in the early 1990s than the late 1990s. According to Census data, the number of family households increased in Oakland between 1990 and 2000, the percent of all households composed of families declined. During this same time period, overcrowding increased. It is possible that larger household sizes are partly due to overcrowding of unrelated individuals and smaller families living together rather than larger family sizes.

Table 3-54 compares population growth in Oakland, Alameda County, and State of California between 1990 and 2000, and recent estimates released by the State of California, Department of Finance. Oakland’s population growth at seven percent was more than half the countywide 11 percent and statewide 12 percent rates during the prior decade. Department of Finance projected growth rates for Oakland over the past two years reflect an annual increase of 1.3% 2007 to 2008. Alameda County and State of California growth rates are also estimated at 1.3, a reduction to what was reported in the last Housing Element.

**Table 3-54
Oakland Population Growth**

	1990	2000	1990–2000 Percent Change	Jan. 1 2007	Jan. 1 2008	2007–2008 Percent Change
City	372,242	399,484	7%	414,516	420,183	1.3%
County	1,279,182	1,443,741	11%	1,522,597	1,543,000	1.3%
State	29,760,021	33,871,648	12%	37,559,440	38,049,462	1.3%

Sources: U.S. Census Bureau, 1990 and 2000; Demographics Research Unit of the California Department of Finance Table E-5..

Table 3-55 -Compares past population growth, current estimates for 2008 from the Department of Finance, and projected population growth through 2020 according to the Association of Bay Area Governments (ABAG). According to projections, the City of Oakland is expected to reach a population of more than 440,000 by 2020. For Oakland, ABAG projected a six percent population growth rate between 2000 and 2010 and a four percent increase between 2010 and 2020. Checking the progress of that projection, as of 2008, the percentage growth rate since 2000 is five percent. The ABAG population growth projection for Alameda County is nine percent between 2000 and 2010 and five percent between 2010 and 2020. Checking the progress of that projection, as of 2008, the percentage growth rate since 2000 is six percent. In Oakland, household growth is projected to be slightly less than population growth due to an increase in the average household size. Checking the progress of that projection, as of 2008, the percentage growth for households has exceeded ABAG’s projections with an eight percent increase. DOF 2008 projections for persons per household is sixteen percent, on track with ABAG projections.

**Table 3-55
City and County Actual and Projected Population Growth
1990-2020**

Jurisdiction	1990 ¹	2000 ¹	2008 ²	2010 ³	2020 ³
Population					
Oakland	372,242	399,484	420,183	425,300	464,700
Alameda County	1,279,182	1,443,741	1,543,000	1,571,400	1,700,700
State of California	29,760,021	33,871,648	38,049,462	--	--
Households					
Oakland	144,521	150,790	164,053	159,610	177,440
Alameda County	479,518	523,366	570,619	564,880	614,790
State of California	10,381,206	11,502,870	13,443,836	--	--
Persons per Household					
Oakland	2.52	2.20	2.63	2.62	2.57
Alameda County	2.59	2.70	2.74	2.73	2.71
State of California	2.87	2.87	2.94	--	--

¹ U. S. Census Bureau, 1990 and 2000

² 2008 data from Demographics Research Unit of the California Department of Finance Table E-5.

³ Association of Bay Area Governments, *Projections 2007*.

Employment Trends

According to the City’s Consolidated Plan, Oakland has, historically, been a worker’s town. In contrast to San Francisco’s employment that is based on services, corporate offices, technology, and visitor-serving industries, Oakland has always been in the business of making things and moving them across the nation by rail and truck, and across the Pacific by ship. Between the 1950s and 1990s, a number of trends have combined to reduce employment and economic opportunities for Oakland’s residents. As in many other cities, Oakland has undergone a post-industrial transformation

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from a manufacturing to a service-oriented economy and now must adjust again to take advantage of the new industrial/technical-based economy (software/multimedia, telecommunications, bioscience/biotechnology, etc). While Alameda and Contra Costa Counties (the East Bay) have seen dramatic growth in housing, businesses, and employment over the past twenty-five years, Oakland has not enjoyed the same level of growth until recently.

Neighboring cities of Emeryville and to some degree Berkeley have diversified their industrial base and attracted technology, biopharmaceutical and life science industries through more proactive development of either spec buildings or through other incentives for their development. San Leandro and Richmond have also attracted a number of such companies, while Oakland has held more strength in traditional construction, trade and logistics, and food production employment. The move to attract such higher wage jobs has been hampered by the lack of new construction in building types that can attract firms seeking locations in a fast track to suit new product development.

As of 2004 Oakland boasted at least 47,000 industrial jobs (Employment Development Department Data 2004), with about half of those at the Oakland International Airport and the Port of Oakland. These jobs provide a living wage, at an average of \$53,000 per year, but the numbers of jobs has lessened as larger production facilities, often owned by multi-nationals, have moved to other states or been off-shored. Nevertheless Oakland has a increasing number of smaller firms, with lower job counts overall, but which conduct higher value manufacturing activities including artisan foods, digital and media sectors and print production. Such jobs still require good technical skills although they often offer career ladder entry level jobs. Oakland saw the departure of major industrial production firms in the 1990s including Granny Goose, the Safeway headquarters, Mothers Cake and Cookies and more recently, Tension Envelope and Metro Furniture. In the last half of 2008 the number of jobs has lessened due to the current decline of global trade and business with the Port of Oakland, the inability of companies to access credit, and the fight of manufacturing firms to control their inventory with increasing decline in sales.

The decline in Oakland's industrial employment, mirroring larger trends throughout the country, has been compounded by the changing characteristics of blue-collar jobs and increased distance to the newer work centers of the Bay Area, and by the emerging communities in the Sacramento Valley. This has been a particular problem in the poorest areas of the City for those workers with the most limited skills and limited access to transportation. Military base closures have further contributed to Oakland's employment problems. The San Francisco Bay area has experienced more job losses from military base closure than any other area of the country. According to the U.S. Census Bureau, federal employment declined in the Bay Area by nearly 37,000 jobs between 1990 and 2000 and is due to military base closures at Mare Island, Hamilton Air Force Base, Bayview Hunters Point and the Oakland Army Base. In addition to these government jobs, many private jobs were also lost in defense and government services related industries. Moreover, these jobs represented a high proportion of the few remaining well-paid blue-collar jobs in the region. On the one hand, job losses among Oakland residents alone is projected at 1,810 direct civilian and 2,820 military jobs held by Oakland residents, as well as around 4,000 indirect and induced resident jobs and up to \$140 million in economic loss, both payroll and procurement. On the other hand, studies have shown that base conversion, properly handled, can be a net job producer. While there are many federally sponsored and locally based conversion efforts underway, major economic reuse is a long process, most notably due to the extent of contamination cleanup and infrastructure development required at these sites for a higher value re-use.

The former Oakland Army Base is being used by industrial users on an interim lease basis and the Port of Oakland will be expanding its operations on a major portion of the Base. Negotiations are also underway with a master developer to develop long-term plans. The former Oak Knoll Naval

Hospital presents another opportunity for re-use and long-term employment gains. With retraining, re-schooling, and new industries, the long-term effect of the conversion of these properties can be positive. The short-term economic impact on Oakland, however, has been severe. Issues of environmental remediation, rehabilitation, or demolition of seismically unsafe structures and multi-layered regulatory processes are being affirmatively addressed at the federal, state and local levels to facilitate effective re-use.

According to *Upper Broadway Strategy: A Component of the Oakland Retail Enhancement Strategy* (2007), Conley Consulting Group estimates that Oakland loses \$1 billion in sales annually due to a major lack of comparison goods retailers (stores selling goods such as apparel, furniture, appliances, books, sporting goods). The \$1 billion represents 10,400 jobs and \$10 million in sales tax revenue. Given their relatively large opportunity sites, two areas that stand to stem this outflow are the Broadway Retail Corridor--roughly Broadway between Grand Avenue and Interstate 580--and the "880 Loop"--the frontage along Interstate 880 between High Street and Hegenberger Road. The former is straddles the Central District redevelopment area and the Broadway/MacArthur/San Pablo redevelopment area, and the latter lies within the Coliseum redevelopment area. A specific plan is in the works for the Broadway corridor, making conforming (retail-oriented) projects easier to get entitled.

West Oakland, the City's poorest district has been especially hard hit by the loss of employment opportunities. The poverty and unemployment rates in many parts of West Oakland are more than twice that citywide and about 30 percent overall, compared to 19 percent citywide. Community development experts regard West Oakland as a potential prime location for commercial development, pointing to its accessibility to mass transit and proximity to downtown San Francisco. The collapse of the Cypress section of the Nimitz Freeway during the 1989 Loma Prieta earthquake helped to ignite a resurgence of community activism. After the earthquake, West Oakland residents convinced the State to re-route a future freeway along the Southern Pacific railroad tracks and away from residences. The new freeway alignment has resulted in new potential economic development sites, located near the former Oakland Army Base. This increase in available commercial and industrial space in an area with excellent access to San Francisco and the East Bay offers a high potential for economic development and job development. A large part of West Oakland is also included in the State Enterprise Zone. This Zone offers benefits for Zone area employers and employees. The City of Oakland has made the development and re-use of the West Oakland area a high priority.

Area Employment Profile

According to the 2000 Census, 39 percent of Oakland residents held management, professional, and related jobs. Over half of City residents worked in service-related public and private industries. Table 3-56 summarizes the occupations and industries in which Oakland residents were employed in 2000.

**Table 3-56
Occupations and Industries of Oakland Residents (2000)**

Occupation	Percent
Management and related occupations	39%
Service	16%
Sales and office	25%
Construction extraction and maintenance	7%
Production, transportation, and moving	12%
Industry	
Construction	6%
Manufacturing	9%
Retail and wholesale	13%
Transportation, warehousing, and utilities	6%
Information	5%
Finance, insurance, real estate	7%
Professional scientific management and administrative	15%
Education, health, and social services	21%
Arts, entertainment, recreation, accommodation, and food services	8%
Other services	6%
Public administration	5%

Source: U. S. Census Bureau, 2000
Note: Percentages may not equal 100 due to rounding.

According to the City’s Community and Economic Development Agency, most of the largest employers are governmental agencies, health care service firms, and other corporate service firms. One measure of the change in Oakland’s economy since the 1950s is that few of the top 50 employers are manufacturing firms. The 2000 Census counted 174,743 employed residents in Oakland, about 92 percent of the civilian labor force of 190,666, or 1.2 workers per Oakland household. The California Employment Development Department (EDD) reported in June 2008 that there were 180,100 jobs—a nearly two percent decrease in the number employed in Oakland since January 2002—as reported in the last Housing Element. Also according to EDD there is nearly ten percent unemployment rate as of June 2008. The Census and EDD data indicate that unemployment in Oakland is more than a function of job opportunities in the City in relation to the number of individuals in the labor force. Table 3-57 shows the largest Oakland employers with more than 1,000 employees.

**Table 3-57
Largest Oakland Employers (more than 1,000 employees)**

Employers	Number Employed
Oakland Unified School District	7,000
Kaiser Permanente	6,611
Alameda County	6,360
City of Oakland	4,600
U.S. Post Office	4,000
State Agencies (1515 Clay Street)	3,000
Southwest Airlines	2,414
Summit Medical Center	2,400
Oakland Children's Hospital	2,340
Federal Express	2,214
Highland Hospital	2,200
Caltrans	2,100
Federal Agencies (1301 Clay Street)	2,000
University of California Office of the President	2,000
East Bay Municipal Utilities District	1,900
Peralta Community College District	1,550
United Parcel Service	1,550
Clorox	1,337
SBC/Pacific Bell	1,159
A.C. Transit	1,097

Source: City of Oakland, 2008.

Employment Trends and Projections

Job opportunities have declined in the past year and unemployment among Oakland residents has remained the same high percentage as reported in the last Housing Element. Despite the set back in the City's employment outlook, ABAG projects significant job growth over the 20-year period 2000 and 2020. According to ABAG, employment in Oakland should increase by 26 percent, or about 1.2 percent per year. By comparison, employment growth throughout Alameda County is anticipated to be 35 percent over the same 20-year period, about 1.5 percent per year. According to the California Employment Development Department, Employment Projections 2004-2014, occupations experiencing the greatest projected growth in the City of Oakland include healthcare support occupations (20% increase), computer and mathematical occupations (20% increase), healthcare practitioners and technical occupations (15% increase), food preparation and serving related occupations (15%), and community and social service occupations (14%).

Based on these employment projections, the City should plan for an increase in workers whose jobs pay low to moderate wages. Even accounting for the number of multiple income households, most of

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the jobs projected to be created in Oakland will translate to household incomes at or below the median income level. According to a 2008 1st Quarter Wage EDD sampling, three out of the five occupations slated for the greatest projected growth listed above have mean annual wages well below the State low-income definition. As discussed previously, rental costs are anticipated to increase faster than local incomes; the moderation in housing costs experienced in the early part of this decade is no longer providing housing cost relief. Given this fact, there is a growing need and demand for new affordable rental housing, rental assistance, and first-time homebuyer assistance.

At the onset of his administration in 2006, Mayor Ron Dellums in collaboration with the Oakland Metropolitan Chamber of Commerce created the Oakland Partnership, a public-private collaboration to stimulate economic development. In May 2008, analysis and planning stages were completed and the implementation plan for this economic development strategy was launched. A *Collaborative Economic Development Strategy for Oakland* is the implementation plan that identifies four industries where the City in collaboration with private sector, labor and academia will work to increase private investment and encourage workforce development programs with a goal of creating 10,000 new jobs between 2008-2013. These four industries are: 1) International Trade & Logistics, 2) Healthcare & Life Sciences, 3) Green Technology, and 4) Creative Arts (Art, Design, & Digital Media).

Employment growth in Oakland will also be affected by redevelopment activities in several redevelopment project areas: The Oakland Army Base redevelopment area expects to generate somewhere between 4,500 and 8,500 new permanent jobs, primarily in the logistics and trade, office and flex-office spaces, port-related maritime, and retail sectors. In the Broadway/MacArthur/San Pablo redevelopment area, the Kaiser Hospital Master Plan Project is projected to result in 964 net new permanent employees at buildout in 2020. The Central City East project area expects to produce approx. 300-500 jobs in the construction related industries on various projects throughout the area such as the Oak to 9th Project, Streetscape and Infrastructure Improvement projects, Community Facilities- Libraries and Fire Stations, Façade and Tenant Improvement Projects, and Mixed Use Retail Developments. Façade and Tenant Improvement Projects slated for West Oakland will also likely produce some employment but preliminary statistics are not available to estimate employment outcomes at this time.

The Oak Knoll redevelopment area developer, SunCal, has begun abatement on many of the blighted buildings on site, and is working with a local small business support organization to promote local contracting and local hiring. It is estimated that infrastructure build-out alone will cost roughly \$80 million, which means more opportunities for local contracting and hiring. Construction of the proposed 960 residential units within the next five to ten years will create even more employment opportunities, primarily in the construction trades. In addition, the project will have over 80,000 square feet of commercial retail, including an anchor grocery store, which will result in more than 200 permanent jobs.

In the Coliseum Area, 670-710 jobs will be created over the next five years. The largest employment opportunities will come from the Coliseum Towne Shopping Center and the Superior Toyota Scion of Oakland. The Coliseum Towne Center is a 167,000 square-foot retail center, and is expected to include an apparel anchor and sub-anchor, a bank, café, and restaurants. Superior Toyota Scion is designed as a state-of-the-art 184,824 square foot automotive dealership. The facility will feature 50 interior service bays, a restaurant, and offer a free shuttle service to the Oakland International Airport. Another employment center catering to those visiting the bay area via the Oakland International Airport is the new 145 room Holiday Inn & Suites located on Hegenberger Road.

The many housing developments and infrastructure improvements taking place in the Coliseum Area will provide 180-195 construction jobs. Coliseum Streetscape Projects include: Phase II of Railroad

Avenue, South Coliseum Way and Edes Avenue which will provide a stronger link to hotels on Edes Avenue and the Coliseum entertainment complex, 66th Avenue to provide a better pedestrian linkage to the area's transits and activity centers, and Fruitvale Alive Streetscape. The Coliseum area residential developments include: Habitat for Humanity's Edes Avenue Homes Phases A and B Homes as well as Phase IV of Lion Creek Crossings to feature 100 additional residential units. Lion Creek Crossings is the anchor development for the larger Coliseum Transit Village.

Additional projects planned for the Coliseum Area include: the 81st Avenue Library, the East Oakland Sports Facility along Edes Avenue and Jethro Cash and Carry. The 21,000 square foot 81st Avenue Oakland Public Library is a joint project of the Oakland Unified School District and the City of Oakland. The library will be the City of Oakland's largest branch library, sharing space with two new schools. The East Oakland Sports Facility will feature new swim and exercise facilities expanding the existing Brookfield Recreation and Multipurpose Center.

The Central District redevelopment area (downtown Oakland) is anticipated to have a significant impact on employment over the next five years too. The Central District Redevelopment Area encompasses a 350-block area bounded by Embarcadero to the south, 27th Street to the north, Lake Merritt to the east, and Interstate 980 to the west. A number of commercial, office, retail, and mixed-use projects are proposed or underway. Table 3-58 summarizes employment-generating projects by status. Eighty-one percent of the proposed light industrial, commercial and office developments are located in the Central District. As of November/December 2008, the City reported five million square feet of proposed or approved office space. Depending on the types of office uses, these potential projects could generate over 20,000 jobs (assuming an average of 300 square feet of office space per job).

Oakland Community and Economic Development staff report that in July 2008 Central Business District vacancy rate is approximately 10% for all classes of offices. A similar office market report from Colliers International for second quarter 2008 reports that the Class A office market in the CBD continues to attract new tenants as the rental rates are less expensive compared to surrounding Bay Area cities.

Given the high vacancy rate and sluggish economy, these office jobs will likely be delayed for several years. Among the other projects listed are approximately 1,375,000 square feet of retail space, and close to 330,000 square feet of commercial space. These projects will generate thousands of additional jobs. Most of the jobs that might result from known development projects are in office, commercial, and research sectors of the economy. The wage level of these jobs will depend on the employers who actually occupy the millions of square feet of new space and the number of professional and higher skills positions they employ. Notably not included in development proposals or approvals, were hotels or motels and there were no proposals for the development of manufacturing or heavy industrial space.

In 2001, the City released a study showing a direct connection between employment growth and housing demand. According to the types of jobs most likely to be created in Oakland and the wages those jobs will pay, the City anticipates an additional need for housing affordable to low- and moderate-income households. As a result, since July 2005 the City has assessed a jobs-housing linkage fee (currently \$4.56 per square foot) on new construction of office and warehouse/distribution facilities. This fee is indexed with Marshall and Swift cost data and updated every year in July. A portion of the fee is charged at the time the building permit is issued, with the remainder due when completed. Revenue from the fee is deposited into an Affordable Housing Trust Fund to subsidize additional affordable housing developments.

**Table 3-58
Non-Residential Projects Underway in Oakland
(November/December 2008)**

Retail/Commercial ¹ /Entertainment/Other			Central District?	
1930 Broadway	75,000	Application Submitted	Y	75,000
Gateway Community Development Project	26,000	Application Submitted		
Kaiser Center	22,000	Application Submitted		
Mandela Grand Mixed Use	300,000	Application Submitted		
Oak Knoll Redevelopment Project	82,000	Application Submitted		
1100 Broadway	10,000	Application Approved	Y	10,000
1640 Broadway Mixed-Use Project	4,710	Application Approved	Y	4,710
Broadway West Grand Mixed-Use Project	8,500	Application Approved	Y	8,500
City Center T5/T6	7,500	Application Approved	Y	7,500
City Center T12	95,000	Application Approved	Y	95,000
Jack London Square Redevelopment Phase 2	72,000	Application Approved	Y	72,000
Kaiser Permanente, Phase 1	7,700	Application Approved		
MacArthur BART Transit Village	30,000	Application Approved		
Oak to 9th Mixed-Use	200,000	Application Approved		
Wood Street Mixed-Use	13,000	Application Approved		
Fox Theater	67,180	Under Construction	Y	67,180
Oakland Municipal Boathouse	16,542	Under Construction	Y	16,542
Plaza 360	15,000	Under Construction	Y	15,000
Total Retail/Commercial/Entertainment/Other:	1,052,132			371,432
Office				
1930 Broadway	790,000	Application Submitted	Y	790,000
Kaiser Center	780,000	Application Submitted	Y	780,000
Kaiser Center	565,000	Application Submitted	Y	565,000
1100 Broadway	310,000	Application Approved	Y	310,000
1640 Broadway Mixed-Use Project	177,000	Application Approved	Y	177,000
City Center T5/T6	600,000	Application Approved	Y	600,000
City Center T12	600,000	Application Approved	Y	600,000
Coliseum Center	167,000	Application Approved		
Jack London Square Redevelopment Phase 2	100,000	Application Approved	Y	100,000
Kaiser Permanente, Phase 1	165,000	Application Approved		
Kaiser Permanente, Phase 2 ²	644,000	Application Approved		
Plaza 360	120,000	Under Construction	Y	120,000
Total Office:	5,018,000			4,042,000
	300 sf/employee: 20,234 jobs			300 sf/employee: 14,711 jobs
				73% Located in the Central District

Source: City of Oakland Planning, Major Projects, November/December 2008 and Central District Redevelopment Project Area report "Downtown Oakland Development Activity" July 2008.

¹: "Commercial" designation used when target tenant is not identified and developer seeks to have flexibility in use of constructed space.

²: Kaiser Permanente Phase 2 is a new hospital that will be approximately 1.1 million square feet. The figure cited in this table is new net square footage given the eventual demolition of the old hospital (approximately 456,000 square feet).

Note: Excludes projects that are not primarily employment generating (such as parking or religious institutions).

4. LAND INVENTORY

A. SUMMARY OF SITE INVENTORY FINDINGS

This chapter of the *Housing Element* presents an inventory of sites suitable for residential development in Oakland within the planning period of the Housing Element. It demonstrates that the housing potential on land suitable for residential development is more than adequate to accommodate Oakland's housing allocation under ABAG's Regional Housing Need Allocation (RHNA).

The chapter also describes the types of housing production occurring in Oakland, typical residential densities and the availability of infrastructure and public services to support development of housing suitable for households with a range of income levels and housing needs.

The City's approach to identifying suitable sites involved two distinct exercises. First, the City looked at sites where there was a specific housing development identified for that site, and therefore it was possible to identify a specific number of housing units and the income level to which those units were targeted. Within this tier, there were three groups – projects already constructed, projects under construction or with planning approvals in place, and projects in predevelopment where a specific number of units had been proposed but had not yet been approved. Second, while the sites in the first tier included sufficient units to meet the entire RHNA need, because most of these sites were for market-rate development, the City chose to identify additional sites sufficient to accommodate the need for very low, low and moderate income units. As a result, there is a second tier ("opportunity sites") consisting of vacant and underutilized sites suitable for multifamily development that could accommodate affordable housing units.

Legal Requirements

California law (Government Code Section 65583) requires that the Housing Element contain:

an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

State law further requires that the Housing Element:

identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision.

State law (Government Code Section 65583.2(3)(B)(iv)) now declares 30 dwelling units to an acre is a sufficient density for a site to be "appropriate" to accommodate affordable housing. Most housing analysts agree, however, that higher permitted densities generally increase the feasibility of producing affordable housing, up to the point at which more expensive construction techniques for multistory buildings are needed to achieve the higher density. The "break point" at which added construction

costs outweighs the cost savings of increased residential density will vary depending on the cost of land and site preparation. In most communities, maximum densities significantly below 20 units per acre create a cost constraint for constructing affordable housing. Conversely, maximum densities significantly above 30 units per acre may not offset the added cost of construction at such a density, unless land and site preparation costs are extremely high.

Projected Housing Need

For the 2007-2014 planning period, the Association of Bay Area Governments (ABAG) adopted a revised methodology for calculating the Regional Housing Needs Allocation (RHNA). In the current RHNA, ABAG sought to encourage higher density transit oriented development in order to conform with current efforts to promote sustainable development patterns and reduce urban sprawl. The new RHNA methodology gave extra weight to transit oriented job and housing growth. The result was to increase the proportion of the region's housing accounted for by three core cities—San Jose, San Francisco and Oakland—to 38% of the region's total need. As a result, Oakland's RHNA increased from 7,733 for the last planning period (1999 to 2006) to 14,629 (Oakland's RHNA for 2007-2014).

Additionally, the law requires that the RHNA not only provide guidance on the number of total units produced by a jurisdiction, but specifically allocations for affordable housing. The allocations are broken out by very low-, low-, moderate- and above moderate-income populations. A major change in the 2007-2014 RHNA for the Bay Area is that for the first time the methodology provides a significant adjustment to comply with State mandate to take into consideration existing concentrations of very low- and low-income populations. As a result, jurisdictions with high concentrations of very low- and low-income populations (relative to the regional average proportions) were assigned lower percentages of very low- and low-income need than the regional average, while jurisdictions with low concentrations were assigned higher percentages than the regional average. The result for Oakland was a significant reduction in the percentage of units assigned to the very low- and low-income categories.

Despite the fact that the percentage of need allocated to very low-income and low-income has decreased, because the total number of units required has increased, the total need for very low- and low-income combined has increased by nearly 1,000 units. However, the allocation between very low income and low income has shifted such that the required number of very low income units has fallen from 2,238 in the prior period to 1,900 in the current period, while the required number of low income units has increased from 969 in the prior period to 2,098 in the current period.

State Housing Element law also requires that the City project the need for extremely low income households (at or below 30% of area median income). The City has assumed that half of the very low income need is for extremely low income families, yielding an estimated need of 950 units.

In summary, the RHNA requires the City to plan to accommodate 14,629 housing units between January 2007 and June 2014, of which 950 should be for extremely low-income households, 950 should be affordable to very low-income households, 2,098 to low-income households, 3,142 to moderate-income households, and 7,489 to above-moderate-income households. Sites on which such housing might be constructed should permit adequate densities and contain infrastructure and services to increase the financial feasibility of producing housing affordable to low-income residents. See Table 4-1 illustrating this breakdown.

The income limits under Federal and State housing programs for Oakland, California for 2009 for a four-person household is as follows²⁶:

- Extremely Low Income (up to 30% Area Median Income) = \$26,800
- Very Low Income (up to 50% of the Area Median Income) = \$44,650
- Low Income (80% of the Area Median Income) = \$66,250
- Area Median Income = \$89,300
- Moderate Income (120% of the Area Median Income) = \$107,150

Table 4-1
Regional Housing Needs Assessment for the City of Oakland
Housing Element Planning Period: 2007-2014

	Total Units	Units by Affordability Category				
		Extremely Low-Income ¹	Very Low-Income ¹	Low-Income	Moderate-Income	Above Moderate-Income
Oakland's Regional Housing Needs Allocation (RHNA) (as per ABAG Memo dated 5/5/08)²	14,629	950	950	2,098	3,142	7,489

¹: Extremely Low-Income and Very Low-Income unit counts add to RHNA total of 1,900 for Very Low-Income. The City has estimated future housing need for extremely low income households as 50% of the overall RHNA need for very low income households.

²: See publication by the Association of Bay Area Governments "San Francisco Bay Area Housing Needs Plan 2007-2014" at the following website: <http://www.abag.ca.gov/planning/pdfs/SFHousingNeedsPlan.pdf>

Housing Element Methodology

The City's analysis divides sites into four groups.

- Group 1: Housing Developments Recently Completed or Under Construction
- Group 2: Housing Developments with Planning Approvals
- Group 3: Sites with Housing Projects Planned
- Group 4: Additional Housing Opportunity Sites

²⁶ See Tables 3-7 and 3-8. The entire chart is available online at the City of Oakland website: <http://www.oaklandnet.com/government/hcd/policy/limits.html#income>

Group 1

The first group consists of sites on which projects have been constructed since January 2007, or on which units were under construction as of August 2008. Approximately 800 units of additional housing in high-profile projects such as Broadway Grand were completed during the planning period, but had building permits issued BEFORE January 1, 2007. As a result, these sites were not counted as part of this Housing Element, but rather are considered to be accomplishments during the previous Housing Element cycle, as recommended by the State.

For sites included in group one, the number and affordability is clearly identifiable since an actual project exists. All of the affordable projects in this group were assisted with funding from the City and/or Redevelopment Agency, and are subject to recorded regulatory restrictions that limit affordability to very low- and/or low-income households.

Group 2

The second group consists of sites with approved development proposals. Because there are specific proposals for each site, the number of units and their affordability can be identified. This group includes market-rate housing projects that have already been approved by the City (all discretionary permits have been issued). Group 2 also includes affordable housing projects that have received development funding commitments from the City and or Redevelopment Agency and thus have a specific number of affordable units identified.

Group 3

Group 3 contains sites on which projects are planned but do not yet have secured planning approvals. This includes projects which have started pre-application discussions with the City, and projects that had applications under review as of August 2008. Group 3 also includes development sites that were acquired by nonprofit developers with funding provided by the Redevelopment Agency under an Affordable Housing Site Acquisition program. These sites will be subject to long-term affordability controls, and have a projected number of units (based on information submitted as part of the application for site acquisition funding), but the specific mix of very low- and low-income units is not yet known, as it is dependent on the type and amount of financing that can be secured for each project.

Group 4

The fourth group consists of “opportunity sites” identified by the City as a result of several studies or planning analyses. The inventory focuses on larger sites suitable for multiple-unit housing development. Many are sites envisioned for development along the City’s transit corridors, in the BART transit village projects, and in higher-density and mixed-use developments downtown.

Estimate of Maximum Possible Density

In determining the residential development potential of a site with no current specific development proposal (Group 4), the City examined the General Plan land use designations and associated maximum allowable densities for the site. The analysis also applied the City’s “Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations” adopted in May 1998 to ensure that development approvals would be consistent with the policies of the updated General Plan. In general, these guidelines require that the net residential density of a development proposal not exceed the lesser of the current zoning standards or the General Plan policies. This first

step provided an estimate of the maximum potential number of units that could be developed on each site.

Estimate of Most Likely Density

Because actual development often is at densities less than the maximum permitted by the General Plan and the Zoning Regulations, the City prepared estimates of the number of housing units that could be accommodated based on the most likely density of development for each site. This analysis examined the actual density of projects recently constructed on sites with comparable General Plan and Zoning designations. By using actual densities of recent projects, the analysis takes into account the economic constraints that often prohibit building projects at the maximum allowable densities. The figures presented in Table 4-2 are based only on the more conservative assumptions regarding density, and yield a range of 8,672-10,759 units. If the Group 4 opportunity sites were to be developed at the maximum allowable density under the General Plan, they could accommodate approximately 20,000 units.

The results of this analysis show that housing potential on land suitable for residential development, using the more conservative density assumptions based on recent development, is more than adequate to meet Oakland's allocation of regional housing needs (RHND).

Exclusion of Single-Family and Small Project Sites

The inventory of suitable sites focused on sites with current housing projects or with the potential for multi-family housing development. The incompatibility of data systems and records from multiple City offices did not facilitate including in the site inventory sites that contain individual single-family lots or small projects. It is estimated that the inclusion of individual lots and small sites being developed for housing throughout Oakland could increase the number of additional housing units recently built and currently under construction by about 10 to 15 percent over the total presented herein. From January 2007 to August 2008, development on these sites yielded approximately 157 single-family homes in the moderate and above moderate income categories. These units are not counted with the totals on Tables 4-4 and 4-5. Applying this rate over the next five years would yield an additional 750 units.

Relationship of Site Groups to Detailed Inventory in Appendix C

The detailed inventory listing the sites in each of the groups is presented in Appendix C. Additional background information on assumptions and sources of data is also included Appendix C. Table 4-2 provides a cross-reference between the four groups discussed in the remainder of this chapter, and the detailed tables that are found in Appendix C. Units Constructed, Approved and Planned

Oakland's efforts to meet its "fair share" of regional housing needs go beyond simply identifying adequate sites. The City has actively encouraged housing production by providing substantial assistance for development of affordable housing. As a result, many of the sites identified in this chapter have been developed since January 1, 2007, and have new market-rate and affordable housing in place. Other sites are the subject of active housing projects in various stages of the approval or planning process.

Group 1: Units Constructed/Underway

Development occurring on sites with housing projects recently completed and under construction in Oakland represents progress toward meeting Oakland's share of regional housing needs. Between

January 2007 and August 2008, a total of 1,134 new housing units had been constructed or were under construction (including 440 affordable units).²⁷ Those units are noted as “units constructed 1/1/07 to 6/30/08 (permits issued after 1/1/07).”

To be consistent with State requirements, the City included in this group only those sites where building permits were issued after January 2007. There were many other residential projects completed or under construction between January 2007 and August 2008, but because their building permits were issued prior to January 2007, those developments were not counted as sites for the current planning period.

Group 2: Units Approved

Again, between 2007 and August 2008, there were also 5,005 units that had received planning approvals but had not yet started construction (including 563 affordable units). Those units are noted as “units receiving planning approvals.”

Group 3: Units Planned

Additionally, there are 7,070 units planned and are noted as “units planned” (including 48 affordable units). Affordable housing units approved or planned have either preliminary funding commitments or site acquisition assistance from the City. Table 4-1 summarizes housing production for the City of Oakland.

Based on these three stages of housing unit development, the City has already identified enough units, in specific projects that have been built, approved or proposed, to accommodate nearly all the units required to meet is Regional Housing Needs Allocation. However, because many of these sites were developed or are proposed as market rate projects, the City has also identified “opportunity sites” which are suitable for development of multifamily projects that could accommodate very low, low and moderate income housing as well as additional market-rate units.

Group 4: Additional Capacity on Opportunity Sites

The City has identified available “housing opportunity sites” capable of accommodating approximately 8,670 additional units. Most of these sites are zoned for multi-family development along major corridors, in the downtown, and in transit village areas, and thus could accommodate a range of income types depending only on the availability of adequate financial subsidies to make possible the development of units for very low, low and moderate income households. These projections are based on conservative estimates of the capacity of these sites, far below the maximum densities permitted by the City’s General Plan and Zoning Ordinance. As indicated in Table C-9, a majority of these opportunity sites have a density of at least thirty dwelling units per acre.²⁸ Most are zoned at more than 50 units per acre, a density that would allow the development of extremely low-income housing if the subsidies are available.

²⁷ All 1,128 housing units received building permits after 1/1/07. Planning permits were issued prior to 1/1/07. This total does not include single-family housing built or under construction on small in-fill lots.

²⁸ As per AB 2348 (Mullin), Chapter 724, Statutes of 2004, this California law recognized that thirty dwelling units per acre in metropolitan jurisdictions is sufficient to accommodate affordable housing. This is typically referred to as the “Mullin Densities.” While local governments are not compelled to zone at these densities, HCD must accept them as appropriate when evaluating a jurisdiction’s housing element to determine whether the jurisdiction has identified sufficient sites to accommodate its share of the regional housing need (<http://www.hcd.ca.gov/hpd/hrc/plan/he/ab2348stat04ch724.pdf>).

Total Capacity to Meet RHNA

In combination with the first tier of sites (those with housing completed or under construction and those with specific projects approved or planned), the City has identified sites capable of accommodating a total of approximately 21,880 units.

In sum, the City has identified sufficient sites that can accommodate its housing needs allocation and specifically addressing the needs for affordable housing development.

Appendix C, Tables C-1 through C-4 itemize housing units completed and under construction from January 2007 to August 2008; Tables C-5 through C-8 list projects approved and planned as of August-2008. The sub-total of these units, subtracted from the total Regional Housing Needs Allocation, indicates that there is a surplus of total required housing units though there are deficits in the provision of affordable units. Appendix C, table C-9 itemizes the opportunity sites sufficient to address the affordable housing unit need. The balance of this chapter describes the methodology used to identify sites and provides details on characteristics of the sites, the projects and the individual units.

**Table 4-2
Actual Housing Production, 2007 to mid-2008 and Balance of Units to be Provided**

	Total Units	Units by Affordability Category				
		Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Oakland's Regional Housing Needs Allocation (RHNA-as per ABAG Memo dated 5/5/08)	14,629	950	950	2,098	3,142	7,489
Group 1: Units Constructed 1/1/07 to 6/30/08 (Permits Issued after 1/1/07)	-					
C-1: Publicly Subsidized Affordable Housing-complete	14			8	6	
C-2: Private Sector Market Rate (includes private sector affordable units)-complete	101		3		25	73
C-3: Publicly Subsidized Affordable-under construction	426	54	243	123		6
C-4: Private Sector Market Rate (includes private sector affordable units)-under construction	593		2	56	34	501
Group 1 Subtotal	1,134	54	248	187	65	580
Group 2: Units Receiving Planning Approvals	-					
C-5: Private Sector Market Rate units-approved	4,442					4,442
C-6: Publicly Subsidized Affordable-funded and in pre-development	563	57	187	226	80	13
Group 2 Subtotal	5,005	57	187	226	80	4,455
Group 3: Units Planned	-					
C-7: Publicly Subsidized Affordable-site acquisition	48			48		
C-8: Private Sector Market Rate--in planning pre-development ¹	7,022					7,022
Group 3 Subtotal	7,070			48		7,022
Total Units C-1 to C-8 (completed, under construction, approved, pre-development):	13,209	111	435	461	145	12,057
Total Sites Needed Given RHNA Requirement -- Surplus/(Deficit):	(1,420)	(839)	(515)	(1,637)	(2,997)	4,568
Sites Needed to comply with Affordable Requirements -- Surplus/(Deficit):	(5,998)					
C-9: Opportunity Sites ² (Units with > 30 dua)	8,672					
C-9: Opportunity Sites (Units with < 30 dua)	191					

¹ Some of these 7,022 units will be affordable (due to their location in Redevelopment Areas, etc.).

² As per AB 2348 (Mullin), Chapter 724, Statutes of 2004, this California law recognized that 30 dwelling units per acre in metropolitan jurisdictions is sufficient to accommodate housing for very low- and low-income populations. This is typically referred to as the "Mullin Densities." While local governments are not compelled to zone at these densities, HCD must accept them as appropriate when evaluating a jurisdiction's housing element to determine whether the jurisdiction has identified sufficient sites to accommodate its share of the regional housing need. (<http://www.hcd.ca.gov/hpd/hrc/plan/he/ab2348stat04ch724.pdf>)

**Table 4-3
Site Groups in Narrative and Site Inventory Tables in Appendix C**

Site Group in Narrative (Chapter 4)	Appendix C Tables	Data Source/Assumptions
Group 1: Completed or under construction	<p>Table C-1 (completed affordable projects) Table C-3 (affordable under construction)</p> <p>Table C-2 (completed market-rate projects) Table C-4 (market-rate projects under construction)</p>	<p>Affordable housing projects under construction or completed between January 2007 and August-2008. Affordability levels based on regulatory restrictions recorded by the City and/or Redevelopment Agency</p> <p>Market-rate projects, primarily multi-family, under construction or completed between January 2007 and August 2008. Affordability levels determined based on actual rents/sales prices.¹</p>

¹Excludes projects completed in 2007 and 2008 that received permits prior to 1/1/07.

Site Group in Narrative (Chapter 4)	Appendix C Tables	Data Source/Assumptions
<p>Group 2: Approved</p>	<p>Table C-5 (market-rate projects with planning approvals)</p> <p>Table C-6 (affordable projects with an allocation of City funding)</p>	<p>Includes projects with planning approvals Number of units based on number approved for market-rate projects and number funded for affordable housing projects.</p> <p>Sites for market-rate projects are based on major projects that have received planning approvals. Affordability estimated based on projected rents/sales prices; most are above moderate income. Some of these market rate rentals may have rents affordable to “moderate” income households.</p> <p>Sites for affordable units are City-assisted projects that have financial assistance for site acquisition or have development subsidy commitments from City. Affordability based on developer’s proposal and City requirements tied to affordable housing funding.</p>

Site Group in Narrative (Chapter 4)	Appendix C Tables	Data Source/Assumptions
<p>Group 3: Planned</p>	<p>Table C-7 (affordable projects that used Redevelopment funds for site acquisition).</p> <p>Table C-8 (market-rate projects in predevelopment)</p>	<p>Includes planned projects: major projects that have applied for approvals, have submitted predevelopment applications or are under discussion and expected to apply. Also includes sites acquired with financing from Redevelopment Agency affordable housing funds and subject to affordability controls.</p> <p>Affordability based on restrictions and estimates by developer and City.</p> <p>Affordability estimated based on projected rents/sales prices; most are above moderate income. Some of these market rate rentals may have rents affordable to “moderate” income households.</p>
<p>Group 4: Opportunity Sites</p>	<p>Table C-9 (lists of potential sites for affordable and market rate).</p>	<p>Site identified by City site inventories in the downtown, in redevelopment areas on corridors, and near rapid transit stations.</p> <p>Most sites are vacant. Some involve “under-utilized parcels” where the value of the existing improvements is substantially less than the value of the land.</p> <p>Build-out analysis in Appendix C lists both the maximum allowable density under the General Plan and a lower range of “likely” density based on density of recently constructed developments in areas with similar General Plan designations. Projected densities in this chapter are based on the lower estimate of “likely” density and are well below maximum allowable density.</p>

B. SUMMARY OF AVAILABLE LAND

Oakland's Ability to Accommodate the ABAG Housing Allocation

Oakland contains more than enough suitable land which is zoned at higher densities to meet the City's regional housing needs allocation (RHNA) target of 14,629. An overall summary is provided in Table 4-3.

The City has identified 25 sites on which housing has been built since January 2007 or is currently under construction. These sites contain 1,134 units, or approximately nine percent of the City's total need. These sites are analyzed in Section B below as "Group 1."

The City has identified a substantial number of sites with the potential to meet the balance of housing needs still to be provided in Oakland. Using conservative estimates, as explained below, the total capacity of these sites is approximately 12,075 units, consisting of the potential on sites with housing projects approved (5,005) and planned (7,070 units). There is potential for additional 8,672 to 10,759 units on housing opportunity sites. **Total identified housing unit potential is more than twice as large as remaining need.**

It is more difficult to compare housing potential with housing need by affordability category as the affordability levels are not yet known and the funding commitments are not yet in place for all of the potential housing units. However, it is clear that the number and location of suitable sites and the densities of permitted and potential development are more than adequate for developing housing to meet the needs identified in all of the affordability categories. Further, as explained earlier, the extent to which units can be developed to meet the needs in all income categories is a funding question and depends on the continued availability of public subsidies required to feasibly develop housing affordable to lower-income households.

Funding commitments identified for housing projects approved and planned indicate that a small share of the funding required to meet affordable needs is already in place. The sum of affordable units already identified for low-income households represents about 25 percent of the balance of housing unit need identified for lower-income households (426 units funded compared to 1,672 units needed). The number of units planned in the above moderate-income groups more than exceeds the need for additional housing for that group (about 7,022 units planned compared to 4,568 units needed). The need for above-moderate-income housing is likely to be fully met by identified planned projects. The needs for very low-income, low-income and moderate-income housing could require additional funding and additional development beyond that already in process as of August 2008.

C. GROUP 1: SITES WITH HOUSING PROJECTS COMPLETED OR UNDER CONSTRUCTION

Numbers of Sites, Housing Projects, and Housing Units

The pace of housing development in Oakland, during the first 18 months of the 2007-2014 planning period for this Housing Element (starting January 1, 2007), slowed from the construction during the 2004 Housing Element. A total of 1,134 additional housing units have been completed or are currently under construction in Oakland, as summarized in Table 4-4. The inventory of sites with these projects is provided in Appendix C (see Tables C-1 through C-4).

**Table 4-4
Summary Totals of Housing Units Built or Under Construction
(through August 1, 2008)**

	Housing Sites/Projects	Additional Housing Units
Completed since January 1, 2007	6	115
Under construction	19	1,019
Total	25	1,134

Source: City of Oakland, 2008.

Table 4-4 shows the 115 units of housing, both market rate and affordable, which had a building permit issued, was fully built, and which passed final inspection in the first 18 months of the planning period (January 1, 2007 to August 1, 2008). One such development offering affordable units to low and to moderate income residents was the Mandela Gateway Townhomes, with 14 units for sale in West Oakland. Another project completed during the planning period is the first 25 units of the West Oakland development called Wood Street—Zephyr Gate, built by national homebuilder Pulte Homes.

Approximately 800 units of additional housing in high-profile projects such as Broadway Grand, which were completed during the planning period, but which had building permits issued BEFORE January 1, 2007, were not counted as part of this Housing Element, but rather, considered part of the previous Housing Element, under advisement from staff at HCD.

Table 4-4 also includes 1,019 units of rental and owner occupied housing which is under construction during the planning period. This new housing, both market rate and affordable, includes: the Cathedral Building, a restoration of a 1914 landmark in downtown Oakland to include 18 units; 100 Grand, a 22-story rental building at the intersection of Broadway and Grand Avenue; the Altenheim, a restoration of a 19th Century retirement home into 80 affordable units of senior housing; and Fox Courts, 80 units of new affordable housing built as an addition to the historic Fox Theater in downtown. All of this housing was entitled after January 1, 2007, and may therefore be credited against the 2007-2014 RHNA.

Characteristics of Housing Completed or Under Construction

The housing projects built in the last 18 months include a variety of types of housing suitable for households with a range of income levels and housing needs. Project characteristics are described below and summarized in Tables 4-4 and 4-5. Table 4-4 summarizes the housing projects, and Table 4-5 summarizes the housing units in those projects.

Construction Type. Most of the housing being developed is new construction, although there are a few adaptive reuse projects where formerly industrial and retail buildings are being converted to residential use, most notably the Cathedral Building, a historic 1914 structure being turned into office and residential condos.

Tenure. The developments include a mix of rental and ownership housing.

Affordability. Recent and current housing projects include housing units affordable to households with a wide range of incomes. Seven (7) of the 25 projects are affordable housing developments receiving City and other public sector financial assistance. The large majority of units in these projects are affordable to very low- and low-income households (with incomes below 80 percent of area median income). All of these projects have long-term affordability and occupancy restrictions.

Affordable housing also is being developed in other projects, without City and other assistance. Market prices and rents in Oakland are such that some units in most of the new private-sector projects are at levels affordable to moderate-income households (incomes from 80 percent to 120 percent of area median income). There also are new projects in the inventory with units affordable to low-income households (incomes from 50 percent to 80 percent of area median income), including projects in which the Oakland Redevelopment Agency played a role in assembling or otherwise providing the land for development. Two of the 12 private-sector projects are estimated to include some affordable housing units.

Overall, 48 percent of housing developments (12 of 25 buildings) completed or under construction between 1/1/07 and 7/31/08 include housing units affordable to very low-, low-, and/or moderate-income households. On a housing unit basis, 548 units of the total 1,134 units (49 percent) of the new housing units in these projects are affordable to households in the very low-, low-, and moderate-income categories.²⁹

Special Use. The housing projects include housing built specifically for seniors, people with disabilities, those with HIV/AIDS, and persons with Alzheimer's disease. Five (5) of the housing projects have housing to meet the needs of one or more of these special groups. Further, the affordable housing projects developed with City and other assistance includes affordable housing with large units, designed to meet the needs of large family households.

Density. The large majority of housing units already completed and currently under construction in Oakland are in multifamily housing developments (91 percent), although there are 157 single-family housing units (attached and detached) being built, as well, but the densities are less than 20 units to the acre, and these houses do not show in the analysis below or on Tables 4-3 and 4-4.

Densities for new multifamily housing projects range from about 26 to 62 units per acre outside of the downtown area, and from 91 to 196 units per acre for wood-frame construction in downtown, and up to 350 units per acre for higher-rise developments downtown, specifically, the condominiums at 100 Grand. Overall, the new affordable multifamily developments are in the range of 91 units per acre, while the new private-sector projects include proportionally more higher-density developments, of construction types that are more costly to build. Of the 1,134 housing units added in projects recently completed and under construction, nine percent are in single-family developments with densities under 20 units per acre, 28 percent are in projects with densities from 20 to 39 units per acre, two percent are in developments built at densities between 40 and 64 units per acre, and about 24 percent are in projects developed at 90 units per acre and above.³⁰

²⁹ The range expressed reflects the fact that some housing projects are believed to have affordable units although data on prices/rents were not available at the time of the inventory.

³⁰ All of the densities presented herein refer to units per net acre of land or site area, exclusive of streets. As shown on Table 4-4, 456 units of housing (or 46% of the total) were not identified for density, for lack of documentation.

Location. Seven of the housing projects and 537 of the housing units recently completed and under construction are located in downtown Oakland. Housing development downtown is occurring on infill sites formerly used for parking in the central area, conversions of commercial buildings, and on land behind the landmark Fox Theater. The housing being developed downtown is in mixed-use areas with good transit accessibility, and includes the highest-density developments in Oakland.

Eighteen of the housing developments and 624 of the housing units are being built in East, West, and North Oakland locations along the major travel corridors of the city. Housing development is occurring on vacant and underutilized sites that were in former industrial or commercial uses. For example, units at the new Wood Street developments in West Oakland are being built by national and non-profit affordable developers, on formerly under-used industrial land. Affordable housing in North Oakland includes townhouses and land sold for development by the Oakland Redevelopment Agency.

**Table 4-5
Housing Projects Completed or Under Construction (Sites)**

		Completed Projects 1/1/07–8/1/08	Under Construction as of 8/1/08	Total
Number of Sites/Projects		6	19	25
Type	Multifamily	6	19	25
	Single-family ³	--	--	157
Tenure	Rental	0	7	7
	Ownership	6	12	18
Construction	New construction	3	17	20
	Rehabilitation	2	0	2
	Adaptive reuse	1	2	3
Special Use	Seniors	0	3	3
	People with Disabilities	0	0	0
	HIV/AIDS	0	0	0
	Other (Family)	0	4	4
Location	Downtown Oakland	1	6	7
	Central and East Oakland ²	0	4	4
	West Oakland/North Oakland	4	7	11
	Hills areas	1	2	3
Density ¹	<20 du/acre	--	--	--
	20-39 du/acre	--	5	5
	40-64 du/acre	2	--	2
	65-89 du/acre	--	--	--
	90-149 du/acre	1	3	4
	150-199 du/acre	--	1	1
	200+ du/acre	--	2	2
	N/A	3	8	11

Sources: City of Oakland, 2008.

NOTE: Data presented above are summarized from the site inventory in Appendix C. The number of housing projects identified with a particular characteristic may sum to a total that is larger than the total number of projects, where a project has units with more than one of the characteristics listed. For example, one housing project may have both rental and ownership units, and, thus, be counted in both categories.

NA = Not Available.

¹Density expressed as units per net acre of site area, exclusive of streets.

²Including the San Antonio, Fruitvale, Central East Oakland, and Elmhurst districts.

³Totals for single-family home construction are *not* counted in the total number of sites/projects.

**Table 4-6
Characteristics of Units in Projects Completed or
Under Construction (Units)**

		Completed Projects 1/1/07-8/1/08	Under Construction as of 8/1/08	Total
Number of Housing Units ⁴		115	1,019	1,134
Affordability ¹	Very low-income	3	328	331
	Low-income	8	144	152
	Moderate-income	31	34	65
	Above-moderate-income	73	507	580
	With long-term affordability restrictions	14	546	560
Location	Downtown Oakland	24	513	537
	Central and East Oakland ³	0	173	173
	West Oakland/North Oakland	79	246	325
	Hills areas	12	81	93
Density ²	<20 du/acre	--		--
	20-39 du/acre	--	356	356
	40-64 du/acre	20	--	20
	65-89 du/acre	--	--	--
	90-149 du/acre	24	209	233
	150-199 du/acre	--	45	45
	200+	--	18	18
	N/A	71	385	456

Sources: City of Oakland, 2008.

N/A = Not Available.

NOTE: Data presented above are summarized from the site inventory in Appendix C.

¹For affordable housing projects receiving City and other public sector financial assistance, data on the affordability of units is based on recorded regulatory restrictions imposed by public financing.

For private-sector projects without assistance, affordability is based on actual prices and rents, as available. In some cases, estimates and approximations were made based on generalized information or on anticipated rents/prices for units not yet rented/sold at the time of the inventory. In the absence of price/rent information, the units were counted in the above-moderate-income category, although they may be affordable at lower income levels. Very low-income is defined as below 50 percent of area median income, low-income as from 50 to 80 percent of area median income, and moderate-income as from 80 to 120 percent of area median income.

²Density expressed as units per net acre of site area, exclusive of streets.

³Including the San Antonio, Fruitvale, Central East Oakland, and Elmhurst districts.

⁴This total does *not* include the 157 units of new single family home construction itemized in Table 4-4.

D. GROUP 2: HOUSING PROJECT SITES WITH PLANNING APPROVALS

Numbers of Sites, Housing Projects, and Housing Units

There are 98 sites with planning approvals, as of August 1, 2008. These projects include 5,005 additional housing units for Oakland. The projects fall into the following two categories:

- private sector projects with all necessary land use entitlements (approved projects)
- affordable projects with City or Redevelopment Agency financing commitments that are in the predevelopment phase; units are subject to affordability controls

Details regarding these sites are contained in Table 4-7.

**Table 4-7
Summary Totals of Housing Units with Planning Approvals**

	Housing Sites/Projects	Additional Housing Units
	(as of 8/1/08)	(as of 8/1/08)
Private Sector Approved Projects	82	4,442
Funded Affordable Projects with Approvals	16	563
Total	98	5,005

Sources: City of Oakland.

As of August 1, 2008, Oakland completed or was constructing 1,134 units, and had 5,005 units with planning approvals. Large market-rate projects approved include 1640 Broadway that includes 254 market-rate units and the Wood Street Apartments, three projects totaling 431 market-rate units. Approved affordable housing developments serve special needs populations such as seniors and families. Approved senior housing developments include Hills Elmherst Plaza Senior Housing with 64 units, Harrison Senior Housing with 74 units, and Saint Joseph's Senior Housing with 78 units. Large approved family housing developments include 720 E. 11th Street that includes 55 units of family housing. Additionally, various affordable ownership projects were also approved during the study period.

The status of sites and housing projects in each of the two categories of approved projects are described below. The inventory of all sites with planning approvals is provided in Appendix C (see Tables C-5 through C-6).

Private Sector Approved Projects. There are 82 projects with 4,442 housing units that have already received planning approvals. These projects are fully entitled and can proceed with construction once financing and building permits are in place. The new housing units in approved projects are anticipated to be affordable to households with above-moderate-incomes, as determined by the market. Some of these will be market rate rental apartments

that will be affordable to moderate income households. The list of approved projects does not include affordable projects with City or other public sector assistance.

Affordable Projects with Planning Approvals. Sixteen (16) projects with 563 housing units already have funding commitments from the City for assistance in developing affordable housing. The projects are in various stages of predevelopment and financing. Nearly all of the 563 units in this category will be affordable to very low- and low-income households, and will have long-term restrictions on affordability and occupancy.³¹

Characteristics of Housing with Planning Approvals

The characteristics of housing on sites with planning approvals are summarized in Tables 4-8 and 4-9. They are similar to the characteristics described above for housing recently completed and under construction in Oakland. The approved projects include both rental and for-sale housing. There are projects with housing for seniors and larger affordable units for families. The project densities include a wide range from under 20 units per acre to over 200 units per acre. The large majority of the housing is in multifamily developments, with some live/work units, detached single-family homes and townhome projects.

About half of the approved housing projects are located in the North and West Oakland area. Approximately 30% are located in the Downtown area and 20% are located in East Oakland.

³¹ Details about the affordable housing projects referenced in this paragraph are provided as part of the site inventory in Appendix C

**Table 4-8
Approved Housing Projects (Sites)**

		Private Sector Approved Projects	Funded Affordable Projects in Pre-development	Total Projects
Number of Sites/Projects		82	16	98
Tenure	Rental	0	8	8
	Ownership	16	8	24
	NA	69	0	69
Special Use	Seniors	0	3	3
	People with Disabilities	N/A	N/A	N/A
Location	Downtown Oakland	25	1	26
	East Oakland ²	18	11	29
	West Oakland/ North Oakland	39	1	40
	Hills areas	0	2	2
Density ¹	<20 du/acre	2	N/A	2
	20-39 du/acre	8	N/A	8
	40-64 du/acre	16	N/A	16
	65-89 du/acre	10	N/A	10
	90-149 du/acre	17	N/A	17
	150-199 du/acre	2	N/A	2
	200+ du/acre	11	1	12
	NA	19	15	34

Source: City of Oakland, 2008
N/A = Not Available

NOTE: Data summarized above is as of 8/1/08, and are summarized from the site inventory in Appendix C.

Most of the projects represent development on infill sites and the redevelopment of vacant and underutilized properties. In addition to the affordable development projects described in the paragraph under Table 4-7, the Arcadia Park development offers 366 market-rate detached single-family homes and attached townhomes in east Oakland.

The 563 units of approved affordable housing are distributed somewhat evenly throughout the City's flatlands. The affordable unit breakdown of populations served by this affordable housing is: 50% for senior citizens, 38% for families, 14% for ownership housing and 0.01% for special needs population.

**Table 4-9
Characteristics of Approved Projects (Units)**

		Approved Projects	Funded Affordable Projects in Pre-development	Total Units
Number of Housing Units		4,442	563	5,005
Affordability ¹	Very low-income	--	244	244
	Low-income	--	226	226
	Moderate-income	--	80	80
	Above-moderate income	4,442	13	4,334
	With long-term affordability restrictions	--	711	711
Location	Downtown Oakland	1,518	75	1,593
	East Oakland ³	790	429	1,219
	W. Oakland/N. Oakland	2,112	3	2,115
	Hills areas	22	57	79
Density ²	<20 du/acre	23	--	23
	20-39 du/acre	135	--	135
	40-64 du/acre	779	--	779
	65-89 du/acre	477	--	477
	90-149 du/acre	803	--	803
	150-199 du/acre	138	--	138
	200+ du/acre	856	74	1,300
	N/A	1,243	489	1,732

Source: City of Oakland, 2008.

N/A = Not Available

NOTE: Data summarized above is as of 8/1/08, and are summarized from the site inventory in Appendix C.

¹The approved projects are anticipated to include units affordable to moderate-income households as determined by the market.

²Density expressed as units per net acre of site area, exclusive of streets.

³Including the San Antonio, Fruitvale, Central East Oakland, and Elmhurst districts

E. GROUP 3: SITES WITH HOUSING PROJECTS PLANNED

Numbers of Sites, Housing Projects, and Housing Units

There are 52 sites with planned housing developments, as of August 1, 2008. These projects include 7,070 additional housing units for Oakland. The projects fall into the following two categories:

- proposed affordable projects on sites acquired with financing from the Redevelopment Agency, and subject to affordability controls
- planned private sector projects

Details regarding these sites are contained in Table 4-10.

**Table 4-10
Summary Totals of Planned Housing Units**

	Housing Sites/Projects	Additional Housing Units
	(as of 8/1/08)	(as of 8/1/08)
Affordable Projects with Site Acquisition Loans	5	48
Proposed Private Sector Projects Planned	47	7,022
Total	52	7,070

Sources: City of Oakland.

Although planned projects represent a significant amount of additional units for Oakland, development of all or most of the sites with the planned housing projects would fall short of meeting Oakland's allocation of regional housing needs (RHNA). As of August 1, 2008, Oakland completed or was constructing 1,134 units, approved 5,005 units and planned 7,070 units. With a RHNA of 14,629 units, the combined units completed, under construction, approved and planned fell short by 1,420 units in meeting the need for market-rate housing during the study period. The City also fell short by 5,998 units in meeting its RHNA for affordable housing units. However, this shortfall is more than made up for in opportunity sites.

The status of sites and housing projects planned are described below. The inventory of all planned sites is provided in Appendix C (see Tables C-7 and C-8).

Affordable Projects with Site Acquisition Loans. There are five (5) proposed affordable housing developments that have land acquired using financial assistance from the City's Site Acquisition Program. The program was designed to assist developers with land banking for affordable housing. Tentative unit counts total 48 additional housing units on these sites. All of the units will be required to be available to low-income households (up to 80% of area median income).

Proposed Private Sector Housing Projects Planned. There are 47 other projects in various stages of the planning process. Some are close to receiving final planning approvals, others are in environmental review, a few are under negotiation with the Redevelopment Agency, and others are just entering the City's review and approval process. In total, these projects include 7,022 housing units. Much of this new housing is anticipated to be affordable to households with moderate- and above-moderate-incomes, as determined by the market, although some affordable units for lower-income households also are likely as a result of project negotiations and approvals. For example, the transit villages planned for the Macarthur and Fruitvale BART stations are anticipated to include some affordable units.

Characteristics of Planned Housing Development Proposals

The characteristics of housing on sites with planned projects are summarized in Tables 4-11 and 4-12. Although fewer details are known at this time for planned developments, generally, the characteristics of planned projects are similar to the characteristics for housing recently completed, under construction and approved in Oakland.

The location of the planned projects varies as follows: 15% are located in North Oakland and West Oakland; approximately 35% are located in the Downtown area; and 27% are located in East Oakland. Planned projects also include 1,258 units located in the hill areas.

**Table 4-11
Planned Housing Projects (Sites)**

		Affordable Projects with Site Acquisition Loans	Planned Private Sector Projects	Total Projects
Number of Sites/Projects		5	47	52
Tenure	Rental	N/A	N/A	N/A
	Ownership	2	1	3
	NA	3	50	53
Special Use	Seniors	N/A	4	4
	People with Disabilities	N/A	N/A	N/A
Location	Downtown Oakland	0	18	18
	East Oakland ²	0	14	14
	West Oakland/ North Oakland	0	8	8
	Hills areas	5	5	10
Density ¹	<20 du/acre	N/A	N/A	N/A
	20-39 du/acre	N/A	N/A	N/A
	40-64 du/acre	N/A	N/A	N/A
	65-89 du/acre	N/A	N/A	N/A
	90-149 du/acre	N/A	N/A	N/A
	150-199 du/acre	N/A	N/A	N/A
	200+ du/acre	N/A	N/A	N/A
	NA	5	51	56

Source: City of Oakland, 2008
N/A = Not Available

NOTE: Data summarized above is as of 8/1/08, and are summarized from the site inventory in Appendix C.

Most of the projects represent development on infill sites and the redevelopment of vacant and underutilized properties. The Gateway project includes the development of a residential and commercial mixed use master planned community in close proximity to the Fruitvale BART Station. A total of 810 residential units are proposed on property that is currently vacant, underutilized, such

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as a self storage facility, or comprised of various low-scale commercial buildings. Uptown parcel 4 includes 370 residential units in the Uptown area of downtown Oakland, an area that was a former commercial area largely used for parking. The Fruitvale Transit Village Phase II is to be sited on a 3.5 acre parking lot at the Fruitvale BART station. This project will include 415 residential units. The Oak Knoll Mixed Use Community Plan is in predevelopment for the 183 acre decommissioned Naval Medical Center Oakland property in the South Hills area of the City. The project includes the development of 960 residential units. The MacArthur BART Transit Village is proposed for the 8.2 acre site surrounding the MacArthur Bart Station to revitalize the underutilized site with 625 residential uses, as well as commercial and community services.

**Table 4-12
Characteristics of Planned Projects (Units)**

		Affordable Projects with Site Acquisition Loans	Planned Private Sector Projects	Total Units
Number of Housing Units		48	7,022	7,070
Affordability ¹	Very low-income	--	89	89
	Low-income	8	73	81
	Moderate-income	--	14	14
	Above-moderate income	--	1,337	1,337
	With long-term affordability restrictions	8	--	8
Location	Downtown Oakland	--	2,575	2,575
	East Oakland ³	--	2,475	2,475
	W. Oakland/N. Oakland	48	793	841
	Hills areas	--	1,179	1,179
Density ²	<20 du/acre	--	--	--
	20-39 du/acre	--	--	--
	40-64 du/acre	--	--	--
	65-89 du/acre	--	--	--
	90-149 du/acre	--	--	--
	150-199 du/acre	--	--	--
	200+ du/acre	--	370	370
N/A	48	7,181	7,229	

Source: City of Oakland, 2008.

N/A = Not Available

NOTE: Data summarized above is as of 8/1/08, and are summarized from the site inventory in Appendix C.

¹The affordability is not yet known for many of the planned projects. Affordable projects in site acquisition will be affordable to households with low- and very low-incomes although the mix among income categories has not yet been defined. Other planned projects are likely to include affordable units (to be identified during project negotiations and approvals) and moderate-income units (to be determined by market prices/rents at the time the housing is available). Very low-income is defined as below 50 percent of area median income, low-income as from 50 to 80 percent of area median income, and moderate-income as from 80 to 120 percent of area median income.

²Density expressed as units per net acre of site area, exclusive of streets.

³Including the San Antonio, Fruitvale, Central East Oakland, and Elmhurst districts

F. GROUP 4: ADDITIONAL HOUSING OPPORTUNITY SITES

Methodology for Selecting Sites

The City identified an additional 8,672 units of housing potential on sites that are suitable for housing development within the planning period of this Housing Element (Table C-9 and Figure C-6). The majority of sites are located in and around downtown or along major corridors and are easily accessible to transit, jobs, shopping and services. The methodology for identifying the housing opportunity sites is described below.

1. To identify potential housing opportunity sites, staff evaluated the previously identified housing opportunity sites from the 2004 Housing Element Update. The sites without completed projects or current building permits, approvals or preliminary applications were checked to ensure that they were still zoned for housing. Additionally, the site's current land use was verified using assessor land use coding data, as well as aerial photos to ensure that existing residential units were excluded from the analysis. Viable sites were subsequently re-counted because they still constitute opportunity sites. In addition to researching the site's permit history, these sites were also field checked to ensure the site hadn't been developed. Next, redevelopment staff from each redevelopment area was interviewed for their first-hand knowledge of potential housing opportunity sites.

2. Additional housing opportunity sites were identified based on a search of Assessor Tax Data and a minimum density threshold. A citywide search of 2008 Alameda County property tax records ensued. The assessor data was inventoried for parcels coded as "vacant", "parking lots" or other uses signifying the property was underutilized. The inventory included sites with minimal structural improvements such as used car lots and open storage areas. These sites are characterized as having land values which exceed the value of improvements on the property, and could therefore be redeveloped. Field surveys were also conducted to verify that the parcel was either vacant or underdeveloped.

3. Areas throughout the city that permitted residential uses at 30 units an acre or greater were mapped. In metropolitan jurisdictions such as Oakland, 30 units per acre is sufficient to accommodate affordable housing. In areas mapped with the General Plan designations that allow higher density housing, such as Urban Residential and Neighborhood Center Mixed Use, the development on the sites could achieve a residential density of more than 30 units to the acre upon the granting of an "Interim Conditional Use Permit", which is noted in the Table C-9. Sites that are currently zoned R-60, R-70 and R-80 were also chosen, as well as sites in commercial districts which permit residential densities of more than 30 units per acre (i.e. C-55, or C-40). These areas occur mostly along major corridors and in the downtown, areas planned for high-density and mixed use development by the General Plan. Recent trends in residential development suggest that some residential buildings include ground floor retail, commercial or civic space. Projects completed or under construction in the site inventory that include non-residential uses include Fox Courts which has a child care facility and art space located on ground floor and the Seven Directions which includes 20,115 sq. ft. of clinic space. Therefore, the opportunity sites analysis presumes the likely development assumption that ground floor commercial use and upper story residential use in multi-family buildings.

4. A minimum parcel size of 10,000 square feet was used to further refine potential housing sites. A minimum lot size of 10,000 square feet is usually necessary to support higher density development. Assembled sites also measure larger than 10,000 square feet.

5. All sites were reviewed against State environmental hazards databases: “GeoTracker”, produced by the California State Water Resources Board. When a site was listed on this database, it was noted in the “Environmental Constraints” section of this chapter, below. Specifically noted were sites on the Leaking Underground Fuel Tanks database.

The inventory does not include small, infill sites throughout the City that also will continue to be developed for housing in the future. If included, the individual lots and small sites, which provided about 157 new units in 2007-2008, would add to the total potential identified by the City.

Assumptions for Estimating Housing Potentials

Housing unit potentials for the opportunity sites have been estimated using both of the following methods:

- first, the maximum allowable number of units is calculated based on the maximum residential densities allowable under the General Plan³²; and
- second, a lower estimate is calculated for the most likely number of housing units, based on average densities for comparable recent developments (such as those for housing projects recently completed, under construction, approved and planned)

The two estimates provide higher (maximum allowable) and lower (comparable to recent development) estimates of housing unit potentials for development on the opportunity sites. The lower estimates, based on the densities of recent development, are calculated using average densities for development on sites with comparable zoning and land use designations in different areas of Oakland, and not on densities identified on a site-specific basis. Thus, the estimates are only order-of-magnitude approximations of the number of housing units that might actually be developed on individual opportunity sites under current conditions. In the aggregate, however, they provide a reasonable estimate of overall housing development potentials for the opportunity sites. **Even using a conservative estimate of density, the City identified surplus opportunity sites that provide capacity for housing development that more than meets the City’s unmet housing need.**

Numbers of Sites and Housing Units

In total, 186 housing opportunity sites meeting the criteria above have been identified, some including several parcels of land combined. The inventory of additional opportunity sites is presented in Appendix C, Table C-9.

The maximum number of housing units allowable on the 186 opportunity sites is very large, totaling approximately 20,000 units under current General Plan policies. The likely number of housing units, based on recent average densities of development in the areas of Oakland where the opportunity sites are located, ranges from approximately 8,672-10,759 units, as summarized in Table 4-13.

³² Oakland’s *General Plan* Land Use Element was updated in 1998. The City is currently in the process of updating zoning throughout the City to make it consistent with Land Use Element policies. Where inconsistencies currently exist, the *General Plan* policies apply. See Appendix E for details.

**Table 4-13
Summary Totals of Housing Opportunity Sites**

Number of Housing Opportunity Sites Identified	186 sites
Maximum Allowable Housing Units Under General Plan	19,046 units
Likely Number of Housing Units Based on Recent Average Densities of Development	8,672 to 10,759 units

Sources: City of Oakland.

The range of estimates for potential housing units reflects more conservative and more optimistic assumptions for overall average densities of development. (Background on the density assumptions is provided in Appendix C).

Characteristics of Housing Opportunity Sites

The additional sites suitable for housing development provide opportunities for developing new multi-family housing along with some single-family housing, opportunities for both rental and ownership housing, and opportunities for housing built to meet special needs. Characteristics of the identified opportunity sites are described below and summarized in Table 4-10. The inventory of opportunity sites is provided in Appendix C, Table C-9.

Existing Uses. The majority of the opportunity sites currently are vacant or mostly vacant, and many are being used for parking, particularly those in the downtown area. Some are underutilized sites with outmoded facilities, vacant buildings, and/or marginal existing uses on them. For the most part, these are sites where the value of existing structures is less than the value of the land.

Table C-9 in Appendix C includes thirty sites that are aggregations of mostly vacant parcels with auto-related or other commercial uses on other adjacent parcels. Consolidating parcels is a typical approach to building multi-family projects in Oakland. Based on trends demonstrated in the inventory of completed projects and projects under construction (included in Appendix C Table 1 – Table 4), consolidated parcels resulted in ten projects, some that included assembling parcels from multiple owners. These projects included the Mandela Gateway Homes (14 units), Vue46 (32 units), Wood Street-Zephyr Gate (25 units), Fox Courts (80 units), 9839 & 9849 Macarthur Blvd (10 units), 3860 M L King Jr. Way (34 units), 1000-1020 Apgar (19 units), 4881-4889 Shattuck Ave (10 units), Jackson Courtyard Condominiums (45 units) and 100 Grand (241 units).

Based on these recent development trends, it is reasonable to assume that parcel aggregation will continue to be a prevalent practice. If for some reason parcel aggregation was not possible, the elimination of these thirty sites would not prevent the City from providing adequate sites. City staff analyzed these sites and determined that removing them from consideration would result in a decrease of between 2,257 to 2,918 housing units, which would still leave more opportunity sites than necessary to accommodate the City’s RHNA requirement.

Locations. About one-half of the identified housing opportunity sites are in East Oakland, about one-third are in downtown Oakland, and the rest are in West Oakland and North Oakland. There are also a handful of sites in the South Hills and Lower Hills areas.

Among these locations, the opportunity sites in the downtown area account for the largest number of potential housing units as the densities of development are highest there. The rest of the potential

housing units are about evenly divided between East Oakland and West/North Oakland, with a share of potential units also included in South Hills and Lower Hills area.

Transit Villages. Potential for about 2,200 - 2,500 housing units is identified for the four BART transit villages currently being planned for the areas surrounding the Fruitvale, West Oakland, MacArthur, and Coliseum BART stations³³. The City has begun a planning process for new development near the Lake Merritt BART station. The transit village projects are anticipated to include mixed-income housing.

Transit Corridors. The identified opportunity sites along the major travel corridors of the City show potential for 5,800 -7,500 additional housing units, with the largest numbers of units identified along Broadway and International and Foothill Boulevards. The new housing along the corridors is anticipated to serve households over a range of incomes. Additional capacity exists along corridors elsewhere in the City, but detailed site analyses have not been conducted in those areas.

Feasibility of Developing Housing on Commercially Zoned Property. Opportunity sites identified in table C-9 are located in both residentially and commercially zoned areas. Only 60 out of 186 opportunity sites are zoned exclusively for high density residential uses. The majority of opportunity sites identified in this Housing Element are located along the City's major commercial corridors. However, few projects developed on the commercial corridors are exclusively commercial or civic uses. A more common practice is ground floor commercial space with housing above; the analysis of capacity for the opportunity sites assumed a similar pattern of mixed use development. The City's General Plan, zoning and development guidelines all encourage such mixed use along the commercial corridors. Housing projects located on commercial corridors maximize residents' access to services including retail opportunities, transportation alternatives and civic activities, while reducing the need for automobiles, thus increasing the sustainability of such development. An illustration of this trend are plans for the Broadway-Valdez Area Specific Plan slated for the upper Broadway corridor (see below). Planners are seeking to encourage residential development as a part of the overall specific plan area. Retail "strip" developments along major commercial corridors are not typical in Oakland. More common are retail "nodes" with residential interspersed between them.

Specific Plan Areas.

There are three Specific Plan processes occurring in Oakland during the planning period of the Housing Element:

- Lake Merritt BART Specific Plan (sites within a one-half mile radius of the Lake Merritt BART station);
- Broadway-Valdez Area Specific Plan (parcels on Broadway and Valdez between Interstate 580 and Grand Avenue);
- Central Estuary Specific Plan (the area west of Interstate 880 around the Oakland Estuary).

The Housing Element identifies Opportunity sites for residential uses in two of three Specific Plan areas –Lake Merritt BART and Broadway-Valdez, as shown in the shaded areas of Figure C-6. Each of the Specific Planning processes include substantial public participation, and in the case of the Broadway-Valdez plan, there are established targets for the amount of residential uses that are to be accommodated in the area. Therefore, within these two Specific Plan areas, any individual lots which are listed as Opportunity sites in Table C-9 and Figure C-6, *could* be the site of future housing, but actual residential development in the Specific Plan areas will be guided by the planning processes currently underway, and won't be directed by the Housing Element.

³³ Potential housing units based on the Redevelopment Agency website and Environmental Impact Reports for each BART station area as of 2008.

Priority Development Areas. ABAG is working with local jurisdictions to identify ways to encourage future growth near transit and in existing communities. Priority Development Areas (PDAs) were identified in each jurisdiction as having infill development opportunities within existing communities easily accessible to transit, jobs, shopping and services. Initially, the majority of the City of Oakland was designated as “potential” PDAs where additional planning was needed. Subsequently, six areas were designated as “planned” PDAs, and three more areas are in the planning process. Planned PDAs are intended to designate growth areas eligible for funding for infrastructure, transportation and housing funding necessary to support development in those areas. Most of the opportunity sites fall within the City of Oakland’s PDAs. Therefore, Oakland has positioned itself through the identification of opportunity sites within PDAs to accommodate future growth in a sustainable manner that achieves regional objectives of enhancing existing neighborhoods, reducing congestion and protecting natural resources.

Environmental Constraints. The City recognizes that lots identified as Housing Opportunity Sites may have some environmental contamination, due to Oakland’s long history as an urbanized city. For example, the California State Regional Water Quality Control Board “Geo Tracker” database identifies underground hazardous substance storage tanks on 23 of the 186 opportunity sites listed in Table C-9 (there are three sites with a status of “remediation” and 20 sites with a status of “site assessment.”).

In 1998, the Environmental Impact Report of the *Land Use and Transportation Element* (LUTE EIR) identified over 100 sites in the City of Oakland as being on the state’s “Cortese List” of hazardous waste sites (as of 1997) and devotes in excess of fifty (50) pages discussing hazardous materials. More recently, the City Council has adopted Standard Conditions of Approval (Uniformly Applied Development Standards), which, in part, contain measures designed to substantially reduce or eliminate hazardous materials impacts. These Standard Conditions of Approval are applied to all projects, including housing projects. At this time, the City is not aware of anything unique or peculiar about the contamination, remediation or other factors relating to these Housing Opportunity Sites not adequately addressed in the 1998 LUTE EIR or Standard Conditions of Approval.

In addition, several innovative programs are in place to encourage and foster development of brownfields. For example, the Cal ReUSE Loan Program was used for clean up related to the Macarthur Transit Village residential project. The City also operates the Oakland Brownfields Revolving Loan Fund with funds provided by the U.S. Environmental Protection Agency for the cleanup of brownfields sites. Through the Urban Land Redevelopment Program, the City provides a well-defined process for addressing contamination at development sites.

Opportunity Sites Allow and Encourage Higher-Density Development

As estimated, the allowable number of housing units that can be built on the housing opportunity sites is much larger than the potential number of units for those sites based on recent, average densities of development. This indicates that the densities of actual housing development in opportunity site areas are being determined largely by market factors, as reflected in the costs of development. Land use policies are in place to allow and encourage as high a density of development as is feasible to build. As the market supports higher densities in the future compared to today, land use policies are not anticipated to become a constraint on housing development in the parts of the City where growth is desired and encouraged.

For example, housing in the Central Business District land use classification in downtown Oakland can be built to a maximum density of 500 units per net acre of site area (300 units per gross acre including streets). However, most of the housing projects being developed downtown (as of August

2008) are wood-frame construction over podium parking with densities in the range of 154 – 176 units per net acre. A few projects are being built with the more costly concrete or steel-frame construction required for development at higher densities, with recent development up to around 300 units per net acre.

Similarly, multifamily housing being developed along the City’s major corridors, including affordable housing with public sector assistance, is typically wood-frame construction, often with at least some at-grade parking, with typical densities of 40 to 65 units per net acre, and with higher densities for some senior citizen housing. However, the General Plan allows housing development at densities up to 167 units per net acre of site area (125 units per gross acre including streets) under the Urban Residential, Neighborhood Center Mixed-use, and Community Commercial land use classifications that apply along the corridors and in the BART transit village areas. See Table 4-14 for the geographic distribution of the opportunity sites.

Opportunity Sites Allow and Encourage Affordable Housing

The number and location of opportunity sites and the permitted densities of development are appropriate and effective to provide opportunities for development of housing for households with a range of income levels and housing needs. As exemplified by recent and current housing projects in Oakland, the private market is producing new housing affordable to moderate-income households in addition to housing for households with above-moderate incomes. The identified housing opportunity sites provide substantial potential for continuing such development in the future. The moderate-income housing being produced by the market tends to be affordable to households with incomes at the higher end of the moderate range, from 80 to 120 percent of area median income.

The opportunity sites also provide substantial potential for producing new housing affordable to low- and very low-income households as well as to moderate-income households, as has been occurring in Oakland. However, the production of new housing affordable to low- and very low-income households and to households with incomes at the lower end of the moderate-income category also typically requires public sector financial assistance to be feasible. This is also exemplified by recent and current housing projects in Oakland. Thus, the production of housing for very low-, low-, and some moderate-income households depends on the continued availability of public funds to subsidize development so as to make it affordable to these lower-income groups. An adequate supply of suitable sites is available for developing lower-income housing at lower, mid-level, and higher densities. Without public subsidies, however, it is not feasible to develop housing on these sites that is affordable to lower-income households.

**Table 4-14
Characteristics of Opportunity Sites**

	Number of Opportunity Sites	<i>General Plan</i> Maximum Allowable Housing Units	Likely Number of Housing Units ¹
Total Potential	186	21,203	8,672 to 10,759
<i>By Area</i>			
Downtown Oakland	60	12,360	5,432-6,570
East Oakland ²	78	5,570	1,675-2,275
West Oakland/North Oakland	42	2,950	1,460-1,765
Other	6	335	70-110
<i>By Type of Location</i>			
Transit Villages ³	29	6,935	2,195-2,470
Major Corridors (excl. transit villages)	149	13,730	5,880-7,525

Source: City of Oakland.

NOTE: Opportunity sites and development potentials are identified and further described in Appendix C. See Table C-9. As defined herein, opportunity sites often include multiple parcels. The criteria for identifying suitable sites are described in the text.

¹Potential number of housing units based on recent average densities of development and area plans and development concepts, where available.

²Includes San Antonio, Fruitvale, Central East Oakland, and Elmhurst districts.

³Transit villages being planned surrounding the Fruitvale, MacArthur, West Oakland, and Coliseum BART station areas. Potential shown here is from current the Redevelopment Agency website and Environmental Impact Reports as of 2008, excluding transit village projects already completed, under construction, approved or planned. The City is also preparing a specific plan for development he around the Lake Merritt BART station.

Utilities and Infrastructure Summary

Since the City of Oakland is largely built-out, the majority of new development consists of urban infill and redevelopment of vacant and underutilized sites that were in former commercial and industrial uses. The basic infrastructure for water supply, wastewater collection and treatment, and roadways and transit systems are already in place. Aging infrastructure presents a potential constraint for development. However, the City's Standard Conditions of Approval include provisions to address replacing deteriorated infrastructure upon the granting of development approvals for individual projects.

Water Supply

Oakland's water service provider, the East Bay Municipal Utility District, summarizes its water services capacity in the *Urban Water Management Plan* (2005). According to the plan, EBMUD anticipates higher densities of existing land uses through 2020, consistent with the projected site analysis. The plan mentions implementation of water conservation and recycled water programs to decrease impacts of development. Additionally, EBMUD can meet customer service demands (based on ABAG population projections) through the year 2030 during normal year conditions. This

includes the projected Regional Housing Needs Allocation (14,629 housing units) Oakland is required to plan for. However, during dry years, the District would have to implement a Drought Management Program focused on reducing water consumption. In the case of multiple dry years, in addition to water consumption reduction programs, the District's water supply would have to be supplemented.

Wastewater Treatment and Collection

The City of Oakland owns and maintains approximately 1,000 miles of sewer collection pipelines and 7 pump stations. The East Bay Municipal Utility District treats the City's wastewater. The City has both collection and treatment capacity to accommodate its share of the RHNA. Mitigation measures, such as replacing under-sized sewer pipes, will be developed for individual housing projects depending on the number of units and square footage.

Beyond the issue of basic infrastructure availability, there can be issues and concerns about the local impacts of additional housing development and population for traffic on nearby streets or for enrollment in local schools, for example. Those issues are addressed and mitigation measures are developed in the process of review and approval of individual development proposals.

5. HOUSING PROGRAM RESOURCES

This chapter of the *Housing Element* presents information on funds available to support Oakland's housing programs. These programs encourage housing rehabilitation, assist first-time homebuyers, support housing development, and provide miscellaneous housing services to low- and moderate-income households.

A. LOW- AND MODERATE-INCOME HOUSING FUND

The Redevelopment Agency's Low- and Moderate-Income Housing Fund is the main source of housing funds utilized to support the City's housing programs. The City has nine active redevelopment project areas from which tax increment revenues are collected. These include Acorn, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Knoll, Oakland Army Base, Stanford/Adeline, and West Oakland. State law requires that the Redevelopment Agency deposit 20 percent of the gross tax increment revenues from these redevelopment project areas into the Low- and Moderate Income Housing Fund (LMIHF) to be used exclusively for housing for persons of low and moderate income. In 2001, the Redevelopment Agency adopted a formal policy to deposit an additional five percent of tax increment into the LMIHF, and has done so every year since that time.

In 2000 and 2006, the Redevelopment Agency issued a total of \$95 million through tax allocation bonds backed by the Low- and Moderate-Income Housing Fund. Annual debt service on these bonds will require over \$8 million from the Low- and Moderate-Income Housing Fund. Most of these funds have already been committed to housing development projects, including projects anticipated to start and complete construction during this Housing Element period.

Over the next several years, and depending on the state of the bond market (currently severely impacted by the global financial crisis), additional bond issuances are anticipated for major developments such as Oak to 9th and the MacArthur BART transit-oriented development project. These funds will be required to insure that the Redevelopment Agency meets State law requirements that at least 15 percent of all housing developed in a redevelopment area be affordable to persons of low and moderate income; 40 percent of those units must be affordable to very low income households.

For FY 2008-09, the gross tax increment for all redevelopment areas is estimated to be approximately \$125 million, yielding \$31 million in deposits to the Low and Moderate Income Housing Fund. These funds are allocated as follows:

Debt Service	\$7.9 million
Citywide First Time Homebuyer Assistance	\$2.5 million
Citywide Housing Development Programs	\$8.8 million
Central City East Project Area Programs	\$4.5 million
West Oakland Project Area Programs	\$1.7 million
<u>Planning and Administration</u>	<u>\$6.2 million</u>
Total	\$31.6 million

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The Redevelopment Agency anticipates modest increases in revenues through 2014; funds not needed for debt service or planning and administration are anticipated to be used for activities similar to those funded in FY 2008-09.

Most Redevelopment Agency housing activities are carried out citywide. Two of the City's redevelopment project areas – Central City East and West Oakland – have provisions that restrict the use of housing funds to programs within those specific areas. Following are proposed uses funds that represent the percentage of total funds allotted per program for those two areas:

Central City East:

Rehabilitation of Owner-Occupied Housing (CCE-HRP)	35%
Rehabilitation of Rental Housing (CCE-LARP)	20%
Mortgage Assistance Program (CCE-MAP)	20%
New Construction of Rental Housing (CCE-NOFA-RENTAL)	10%
New Construction of Ownership Housing (CCE-NOFA-OWNER)	15%

West Oakland

Residential Rehabilitation Program (WO-HRP)	20%
Mortgage Assistance Program (WO-MAP)	30%
Large Affordable Rehabilitation and Preservation Program (WO-LARP)	18%
Vacant Housing Acquisition and Rehabilitation Program (WO-VHARP)	10%
Foreclosure Acquisition and Rehabilitation Program (WO-FARP)	12%
Special Projects (WO-SP)	10%

B. OTHER FINANCIAL RESOURCES

In addition to locally generated redevelopment funds, the City also receives federal HOME and CDBG funds that are allocated for housing. HOME funds are used primarily for housing development projects. In FY 2008-09, the City received approximately \$4.3 million in HOME funds. Ninety percent of these funds were used for housing development activities; ten percent is used for planning, administration and monitoring activities. Similar levels of funding are anticipated in future years.

The City currently receives \$8.3 million annually from the federal Community Development Block Grant (CDBG). In past years, program income from loan repayments has generated an additional \$2 million, but the current housing crisis has reduced this amount to roughly \$600,000 per years. The City anticipates allocating approximately \$4 million for housing activities including loans for rehabilitation of owner-occupied housing, capital and operating costs of shelter and housing for the homeless, housing counseling and fair housing services.

The City also receives approximately \$362,000 in federal Emergency Shelter Grant funds for support of shelter and services for the homeless.

In FY 2008-09, the City was awarded \$8.25 million in supplemental CDBG funds under the Neighborhood Stabilization Program (NSP) to assist with the acquisition, rehabilitation and resale or rental of foreclosed homes and apartments. This is a one-time award; grant activities will be carried out over a four year period.

In addition to the HOME and CDBG Programs, affordable housing developers in Oakland routinely apply for additional funds provided by the state and federal governments, including low-income housing tax credits, and special financing programs, such as the Section 202 and Section 811 programs for seniors and persons with disabilities. The City's willingness to make early commitments of local funds for housing development projects makes Oakland-based projects more competitive for outside funding. In addition, affordable and mixed-income housing projects in Oakland, most of them already receiving assistance from the City or Redevelopment Agency, have been awarded over \$80 million in funds from Proposition 1C under the State's Transit Oriented Development and Infill Infrastructure Grant competitive grant programs.

C. OTHER NON-FINANCIAL RESOURCES

The City of Oakland's Community & Economic Development Agency (CEDA) operates the City's housing programs, through the Redevelopment and Housing & Community Development Divisions. CEDA staff routinely assists affordable housing developers. Thus, one of the crucial non-financial resources that the City provides is its housing staff.

D. HOUSING PROGRAMS

The City of Oakland's housing programs support and fund housing rehabilitation, provide assistance to first time homebuyers, help fund housing development, and provide other miscellaneous housing services for low- and moderate-income households. A brief description of each program is presented below. A more detailed Directory of Housing Programs is included in Appendix D.

Housing Rehabilitation

There are seven Housing Rehabilitation Programs. These include the following:

- **HMIP Amortized Loan** – provides low interest rehabilitation loans to low- and moderate-income owner occupants of one to four unit dwellings. To be eligible, the property needs to be located in one of the seven community development districts.
- **HMIP Deferred Payment Loan** – provides rehabilitation resources to low-income homeowners unable to qualify for conventional mortgage loans. Again, the property needs to be located in one of the seven community development districts.
- **Minor Home Repair Program** – provides small grants to low-income senior homeowners or homeowners with a disability who live in one of the seven community development districts. The program is operated under contract with Alameda County.
- **Access Improvement Program** – provides grants for accessibility modifications for both rental and owner-occupied properties. The property must be located in one of the seven Community Development Districts.
- **Emergency Home Repair Program** – provides loans for major home repairs that require immediate attention. A citation must be issued by a Fire Marshall, Health Officer, or Code Enforcement Officer. Qualified households must be low-income, single-family homeowners.
- **Lead Hazard Control and Paint Grant Program** – provides grants to extremely low-income senior homeowners, homeowners with a disability and some families (affordability

restrictions are relaxed for owner occupants who have children under the age of six or who are expectant mothers) for lead hazard remediation and exterior painting. Qualified households must live in one of the seven Community Development Districts.

- **Neighborhood Housing Revitalization Program** – provides financial assistance to owners of one-to-four unit or single family dwellings that are in need of repair to correct code violations and to eliminate safety and health hazards.

In past years, the City operated a rental rehabilitation program that provided deferred loans to owner/investors. The federal program that funded this activity was discontinued many years ago. The City has discontinued this program because available funding sources will require that the City restrict rents and tenant incomes in rehabilitated properties, and there is a lack of interest on the part of rental property owners who do not want this rent restriction requirement.

First Time Homebuyers

There are three First Time Homebuyer Programs. Neither has geographic targeting.

- **Mortgage Assistance Program (MAP) for First Time Homebuyers** – provides deferred interest loans of up to \$75,000 to low-income, owner-occupant, first time homebuyers.
- **Down Payment Assistance Program (DAP) for Public Safety Officers and Oakland Unified School District Teachers** – provides special loans of up to \$20,000 to sworn police and fire services officers and Oakland Unified School District teachers, earning incomes that are at or below 120 percent of the median income level.
- **American Dream Down payment Initiative Program (ADDI)** – provides assistance that can be combined with the City’s First Time Homebuyer Mortgage Assistance Program to assist low-income, first time homebuyers.

Foreclosure Related Acquisition and Rehabilitation

- **Neighborhood Stabilization Program (NSP)** – provides assistance to purchase and rehabilitate foreclosed, bank-owned properties with funding targeted to the most distressed neighborhoods in the city (selected areas in East and West Oakland).

Redevelopment Area-Specific Programs

As discussed in Section A above, for two of the City’s redevelopment project areas, the Project Area Committees have proposed specific allocations of housing funds for various programs.

- **Central City East Housing Programs**
 - **Rehabilitation of Owner-Occupied Housing (CCE-HRP)** – provides loan funds for exterior work only on homes owned and occupied by low to moderate income households in the Central City East redevelopment project area.
 - **Rehabilitation of Rental Housing (CCE-LARP)** – provides loan funds for the preservation and rehabilitation of older large affordable rental developments located in the Central City East redevelopment area; eligible developments are those previously funded or encumbered with regulatory agreements by the

City/Agency in the Central City East redevelopment project area. These funds are awarded through the Affordable Rental Housing Preservation and Rehabilitation Loan Program.

- **Mortgage Assistance Program (CCE-MAP)** – provides silent second mortgages to households making between 81% and 100% Area Median Income to purchase existing homes in the Central City East redevelopment area.
- **New Construction/Substantial Rehabilitation of Rental Housing (CCE-NOFA-RENTAL)** – provides loan funds for the development and/or substantial rehabilitation of rental housing affordable to low-to moderate-income households in the Central City East redevelopment project area.
- **New Construction/Substantial Rehabilitation of Ownership Housing (CCE-NOFA-OWNER)** -- provides loan funds for the development and/or substantial rehabilitation of ownership housing affordable to low-to moderate-income households in the Central City East redevelopment project area.
- **West Oakland Housing Programs**
 - **Residential (Homeowner) Rehabilitation Program (WO-HRP³⁴)** – provides loans to homeowners with incomes up to 80% of the Area Median Income to fund minor rehabilitation of their homes. The homes must be located in the West Oakland redevelopment project area.
 - **Mortgage Assistance Program (WO-MAP)** – provides silent second mortgages to households making between 81% and 100% of Area Median Income to purchase existing homes in the West Oakland redevelopment project area.
 - **Large Affordable Rehabilitation and Preservation Program (WO-LARP)** – provides loan funds for the preservation and rehabilitation of older large affordable rental developments located in the West Oakland redevelopment project area; eligible developments are those previously funded or encumbered with regulatory agreements by the City/Agency in the West Oakland redevelopment project area. These funds are awarded through the Affordable Rental Housing Preservation and Rehabilitation Loan Program.
 - **Vacant Housing Acquisition and Rehabilitation Program (WO-VHARP)** – provides loans to developers to acquire and rehabilitate vacant, blighted residential properties or to acquire and construct new affordable housing on vacant parcels. All properties must be in the West Oakland redevelopment project area and upon completion must be made available to low- to moderate-income households at affordable rents or prices.
 - **Foreclosure Acquisition and Rehabilitation Program (WO-FARP)** – provides assistance to low- and moderate-income households to purchase and rehabilitate foreclosed homes in the West Oakland redevelopment project area.

³⁴ Originally identified with acronym “WO-RRP” in the West Oakland 2008-2015 5-year Implementation Plan document but actual program description is for homeownership rehabilitation program better identified with the acronym “WO-HRP.” This is consistent with the acronym of a similar program “CCE-HRP.”

- **West Oakland Special Projects (WO-SP)** – provides small loans or grants for small-scale housing activities (e.g. installation of solar panels) that assist low- to moderate-income households in the West Oakland redevelopment project area.

Housing Development

The City of Oakland operates several Housing Development Programs. These are discussed briefly below.

- **Affordable Housing New Construction and Substantial Rehabilitation Program** – provides funds to entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of low- and moderate-income housing. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units.
- **Affordable Housing Rehabilitation and Preservation** – provides funds to facilitate emergency repairs and capital improvements to strengthen the financial and physical condition of existing affordable rental housing regulated by the City of Oakland.
- **Predevelopment Loan Program** - provides predevelopment loans to non-profit housing developers. These funds can be used to prepare applications for project financing. At least 40 percent of the units need to be earmarked for low-income persons.

Emergency Shelters and Services for the Homeless Population

The City operates a number of programs that provide assistance to the homeless population in Oakland. These programs include the following:

- **East Oakland Community Project/Crossroads** – provides temporary shelter in a state-of-the-art emergency shelter facility with 125 beds and comprehensive support services for homeless people.
- **ECHO Home Equity Conversion Program** – provides counseling to seniors who own their homes and are considering a reverse mortgage to enable them to retain their homes.
- **ECHO Rental Assistance Program** – provides funding for payment of first and last month's rent and security deposits for very low-income households.
- **Emergency Shelter Grant Program (ESG)** – provides shelter and other forms of temporary housing and support services to the City's homeless population. The ESG Program provides services to prevent homelessness, (e.g., rental assistance, legal assistance, and eviction prevention), assistance to battered women and their children, housing advocacy for senior citizens, and technical assistance.
- **Foreclosure Eviction Prevention** – provides informational mailings, outreach, and counseling services.
- **Homeless Facilities Construction and/or Rehabilitation** – provides funding for construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.

- **Matilda Cleveland Transitional Housing Program** - provides temporary housing for homeless families attempting to stabilize their lives in order to help them obtain permanent housing. Approximately fifteen families can be assisted at this transitional facility.
- **Project Pride** – funds committed for the construction and rehabilitation of 42 transitional units with supportive services.
- **Supportive Housing Program** – provides a continuum of services, shelter, and transitional housing (54 units) to assist homeless families.
- **Transitional Housing Program** – provides temporary housing for homeless families attempting to stabilize their lives in order to obtain permanent housing.
- **Oakland Homeless Youth Collaborative** – provides 24-29 transitional housing beds for homeless youth.
- **Winter Relief Program** – provides emergency food and temporary shelter during winter months to the homeless population.

Miscellaneous Housing Services

Non-profit service providers are funded by the City of Oakland to assist Oakland residents in a variety of housing related activities. These non-profit service providers may also receive funds from other organizations and agencies. Housing services include the following:

- Housing search assistance, counseling, and referrals for people with a disability.
- Code enforcement relocation.
- Fair housing and landlord-tenant counseling.
- Rent adjustment board.
- Shared housing education and counseling.
- Relocation assistance to families who live in housing scheduled for demolition or rehabilitation through city action.

E. ENERGY CONSERVATION

State law requires local governments, in preparing a Housing Element, to address energy conservation measures for residential development. The City of Oakland has taken several measures to implement energy conservation programs in residential projects. There are three areas that require analysis to comply with energy conservation in the Housing Element: planning and land use, conservation incentives for the City's building industry and residents, and promoting green building and energy efficient building standards and practices. In addition, the State recently adopted AB 32 (Chapter 488, Statutes of 2006) that seeks to reduce greenhouse gas emissions. SB 375, signed by Governor Schwarzenegger in September 2008 links AB 32 to land use planning and transportation decisions that will reduce the use of fossil fuel consumption. Highlights of SB 375 are that it requires regional governing bodies to include a "sustainable community strategy" in their regional transportation plan

that encourages reductions of vehicle miles travelled by encouraging development near public transportation. In addition it will mandate that transportation projects consistent with the “sustainable community strategy” receive federal transportation funds administered by the state.

The Housing Element is seen as a tool to implement this state policy by coordinating efficient land-use strategies that promote housing development that is affordable, is higher density in strategic urban locations, and that promotes housing policies related to the reduction of greenhouse gas emissions. The following three sections look at policies in place and policy goals for the next planning period that address Energy Conservation through the lens of housing development in the City.

Planning and Land-Use

Planning policies encourage energy conservation and sustainable development by focusing development in Oakland’s downtown and near major corridors well served by transit, as well as zoning land to ensure there is land available to meet housing needs at appropriate densities with an emphasis on land well served by public transit, and close to public services. Specifically, Policy 1.1 Downtown Housing and Major Corridor Housing Program, Policy 1.2 Availability of Land, and Policy 1.3 Appropriate Locations and Densities for Housing all encourage housing that maximizes sustainable development. With these policies in place, Oakland will help create more sustainable environment.

Conservation Incentives for the Building Industry and Residents

The City of Oakland’s Housing Element Policy Goal 7 (see Chapter 7 for a full list of Housing Element planning period policy goals where this is detailed) addresses the City’s efforts to promote sustainable development and follow the principles of a sustainable community strategy. Policies that are supported by the City include the following

- promoting a sustainable residential development program,
- minimizing energy consumption by encouraging energy conservation design in existing and future residential development,
- fostering low-carbon emissions and development by encouraging infill development at densities that are appropriate for targeted communities and by encouraging development in close proximity to transit resulting in a reduction in the number and frequency of trips made by automobiles,
- minimizing environmental impacts from new housing construction by working with developers to construct new housing that reduces the footprint of new construction, preserves green spaces, and supports ecological systems.

Promoting Green Building and Energy Efficient Building Standards and Practices

In October, 2010, Oakland passed a Green Building Ordinance (resolution number 13040), which requires private construction in the City, after certain thresholds are met, to use checklists and best practices for conserving energy and resources. These regulations enhance a 2005 ordinance which required that any City building project or public works project follow Green Building requirements as codified in Chapter 15.35 of the Oakland Municipal Code. For a number of years, the City used Green Building Guidelines (resolution number 79871, May 2, 2006), to encourage private and commercial residential developers to use green building and landscape design and construction

whenever feasible. Additionally, the City's Housing and Community Development department's annual Notice of Funding Availability for affordable housing development requires that developers achieve a minimum of 50 points on Build It Green's GreenPoint Checklist.

6. ANALYSIS OF CONSTRAINTS TO HOUSING

A. GOVERNMENTAL CONSTRAINTS

Governmental policies and regulations can have both positive and negative effects on the availability and affordability of housing and supportive services. This chapter of the Housing Element describes the policies and strategies that provide incentives for housing in Oakland and that have resulted in significant contributions to the City's housing stock, such as the historic preservation program

This chapter also analyzes City policies and regulations that could potentially constrain the City's abilities to achieve its housing objectives. Constraints to housing can include land use controls, development standards, infrastructure requirements, residential development (including infrastructure impact) fees, and development approval processes, along with non-governmental constraints such as financing. A brief discussion of the City's policy and regulatory context is presented below. Further details describing the City's policies and regulations are contained in Appendix E.

Since 1998, the City of Oakland has undertaken actions to reduce the impact of local government regulations and fees on the cost and availability of housing. Beginning with the General Plan update in 1998, the City has:

- increased residential densities,
- created new mixed-use housing opportunities along major transportation corridors and in the downtown,
- reduced open space requirements in high density residential zones in the Downtown, and in the Transit Oriented Development Zone (S-15),
- streamlined the environmental review process for downtown projects,
- adopted a Density Bonus Ordinance,
- adopted a secondary unit ordinance and streamlined the process for approval,
- created new fast-track and streamlined permit processes, and
- adopted Standard Conditions of Approval to, in part, streamline the CEQA review process.

Land Use Policies and Regulations

Discretionary land use control in Oakland is exercised by the Planning Commission and the City Council, and administered by the Community and Economic and Development Agency (CEDA), Planning and Zoning Division. The City has not identified any specific constraints to the approval of housing resulting from the application of the General Plan policies, current zoning, or the interim development controls.

General Plan Land Use and Transportation Element

The City of Oakland revised the *Land Use and Transportation Element* of its General Plan (LUTE) in March 1998. The LUTE outlines the vision for Oakland, establishing an agenda to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and protect existing neighborhoods while concentrating new development in key areas. The LUTE includes a wide variety of land use classifications to encourage the development of an adequate supply of housing for a variety of residents, as well as many policies to encourage the development of affordable housing.

Among the significant changes in the LUTE was to designate land within the central city area, along transportation corridors, and within targeted redevelopment areas for higher-density residential and mixed-use development. These changes to the General Plan implemented the City's 10K Initiative, the Sustainable Oakland Development Initiative, encouraged the prospective development of transit villages at Fruitvale, Macarthur and Coliseum BART stations, and other strategies intended to encourage more housing in the City near job centers with access to transportation and other services. The LUTE also supports the protection and improvement of single-family neighborhoods. The changes to the General Plan provide strong incentives and encouragement, *not constraints*, for the production and improvement of housing for all segments of the population. The General Plan clearly sets forth areas of the City that are appropriate for additional housing development and increases densities in the downtown area and along transportation corridors, up to as much as 125 dwelling units per acre.

Other General Plan Elements

In addition to the Land Use and Transportation Element described above, the Oakland General Plan is comprised of seven other chapters, known as Elements, and two Plans which are a part of LUTE:

- The Estuary Policy Plan, adopted in 1998, text amended 1999 and 2005
- Open Space, Conservation and Recreation Element (OSCAR), adopted in 1996, amended 2006
- Housing Element, last adopted in 2004
- Historic Preservation Element, adopted in 1995, amended 1998 and 2007
- Noise Element, adopted in 2005
- Safety Element, adopted in 2004
- Scenic Highways, adopted in 1974
- Bicycle Master Plan, part of the LUTE, adopted in 2007
- Pedestrian Master Plan, part of the LUTE, adopted in 2002

Selected policies and actions from these Elements and Plans which affect housing production are itemized in Appendix F.

Planning Code

The City of Oakland is in the process of revising its Planning Code to make it consistent with the LUTE. Revisions to the industrial zones were completed in July 2008, and creation of new commercial and residential zoning districts in the Planning Code and accompanying map are anticipated to be brought to the City Council in the near future. Until the revisions to the Planning Code are adopted, the City will use the General Plan policies, current zoning standards, and, where

the current zoning is inconsistent, conformity guidelines that have been adopted and renewed by the City (*Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations*). These interim guidelines allow, with an interim conditional use permit, for the adoption of a “best fit zone” on a specific property which more closely matches the General Plan; this public process, allows development proposals to be reviewed and approved pending update of the Planning Code, often with higher densities than the current zoning permits.

Since January 2007, over 1,100 dwelling units have been completed or are under construction, approximately 5,000 dwelling units have been approved, and over 7,000 dwelling units are in proposed projects under review by the City. One thousand of the dwelling units constructed, under construction, approved, or planned are, or will be, affordable to very low- and low-income households. This new housing production suggests that the updated General Plan, in combination with targeted investments by the City’s redevelopment agency, have had the desired impact of stimulating housing productions in Oakland, including affordable housing.

Summary of Development Standards

Development standards under the Planning Code permit great flexibility in the types of housing permitted and the density of residential units. In addition to the provisions of its residential zones, the City further facilitates the production of affordable housing through density bonuses, broad provisions for secondary (or “in-law”) units, planned unit development overlay zones, and permits a wide variety of housing types in commercial zones. Because permitted residential densities are fairly high in Oakland, density bonuses are rarely necessary as an incentive to produce affordable housing; however, where applicable, the City is committed to using density bonuses and other regulatory tools to increase the supply of housing affordable to all income levels.

Development standards in the Planning Code include:

- Permitted lot coverage ranging from 40 percent in single-family districts to 50 percent in multifamily districts. In the higher density residential zones (R-60 through R-90) there are no lot coverage requirements.
- Minimum lot sizes ranging from one acre to 5,000 square feet in single-family zones, to 4,000 square feet in medium and high density zones.
- Minimum lot areas per dwelling unit in multifamily zones ranging from 450 to 150 square feet, the equivalent of approximately 50 to nearly 300 dwelling units per gross acre.
- A height limit up to 30 feet in single-family and lower-density multifamily zones (R-40 and R-50), 40 feet in medium density multifamily zones (R-60 and R-70), and no height limit in high-density residential zones (R-80 and R-90).
- Relatively low yard and setback requirements. In the highest density multifamily zones, there are no side-yard requirements.
- Special zoning provisions for small lots in R-36 zones, including reduced setback requirements.
- Manufactured housing is permitted, as long as meetings Planning and Building codes.

- Required parking per dwelling unit of two spaces in single-family zones (plus one additional space for second units), 1.5 spaces per unit in low- and medium-density multifamily zones, one space in higher-density multifamily zones, and half a space in the two Transit-Oriented zones at the Fruitvale and West Oakland BART Stations. Some zones in the downtown and other commercial areas have no parking requirements. While some consider the residential parking and commercial parking standards of the City a constraint to new housing, the City routinely offers parking waivers, permits mechanical and stacked parking where feasible, encourages shared parking in mixed-use buildings and allows for “de-coupling”—separating the cost of a new residential unit from the cost of a parking space.

The Planning Code provides additional and generous opportunities for housing in commercial zones. Residential uses are permitted or conditionally permitted in the follow zones: Neighborhood Commercial (C-5), Local Retail Commercial (C-10), Shopping Center Commercial (C-20), at 11 units per gross acre; Village Commercial (C-27), Commercial Shopping District (C-28), District Thoroughfare Commercial (C-30), Special Retail Commercial (C-31), District Shopping Commercial (C-35), Community Thoroughfare Commercial (C-40) at 97 units per gross acre; Central Business Service Commercial (C-51) at 290 units per gross acre; Old Oakland Commercial (C-52) at 145 units per gross acre; and Central Core Commercial (C-55) at 290 units per gross acre.

In summary, the development standards in the current Planning Code allow generous lot coverage, unit densities, maximum building heights which are appropriately scaled to permitted unit density, relatively small yard and set-back requirements, and relatively low parking requirements. In addition, the commercial zones allow a wide variety of residential densities; and the interim CUP process has been used to get even higher residential densities where the General Plan allows it but the zoning does not. Constraints posed by parking standards are regularly mitigated through variances and innovative parking systems. The City does not consider the development standards in the Planning Code to be a constraint to the production or rehabilitation of housing.

Alternative Housing

Oakland’s General Plan policies and Planning Code provide great latitude to developers of alternative housing types (such as rooming houses, group homes and residential care facilities, single-room occupancy units, transitional housing, and emergency shelters) for populations with special housing needs.

Single-room occupancy (SRO) housing and rooming houses are permitted or conditionally permitted in the high-density residential zones and in the C-5, C-25, C-27, C-30, C-35, C-40, C-45, C-51, C-52 and C-55 commercial zones. Residential care facilities for six or fewer persons are permitted in all residential zones and in residential units in commercial zones. Residential care facilities for seven or more persons and transitional housing are conditionally permitted in small-lot single-family, multifamily, and commercial zones. The City also allows transitional housing and service-enriched permanent housing with supportive services as conditional uses in these same zones. Emergency shelter for homeless individuals and families is conditionally permitted in high-density residential zones and several commercial zones.

There are no zoning districts where emergency shelter, residential care, transitional housing or service-enriched permanent housing is outright permitted, and the conditional use permit process could theoretically be considered a potential constraint to siting alternative types of housing and shelter to meet special needs. The conditional use permit process (in O.M.C. 17.102.212) is intended to provide a relatively expeditious processing of conditional use requests, from several weeks to six months, depending on the type of conditional use and the zone in which it is located. Conditions are

applied to ensure consistency of the use and compliance with development standards for the applicable zone. However, where there is significant neighborhood opposition, the conditional use permit process can be used to stop a proposed development

Conditionally permitting alternative housing in all high density residential zones, and most commercial zones, further increases housing opportunities and the feasibility of accommodating affordable housing in Oakland. Historically, the conditional use permit process and conditions imposed have not created significant constraints to locating residential uses for special need groups in residential or commercial zones; rather it is the absence of a dependable source of funds for the social services agencies who provide the services in these housing developments which constrains the housing from being built.

California Senate Bill 2 (SB 2) requires that cities permit Emergency Shelter outright in at least one zoning district, and that cities remove findings or other regulations which limit the siting of transitional and service-enriched permanent housing. To bring the Planning Code into conformance with SB 2, the City will bring a planning code amendment and a zoning map change proposal to the Oakland Planning Commission within one year of Housing Element adoption (see Actions 1.1.5, 3.1.2 and 3.1.3 in Chapter 7).

Incentives for Shelter Facilities for the Homeless

As noted above, emergency shelters are conditionally permitted in both high-density residential areas and in commercial zones. Development of shelter facilities is further facilitated by a relaxation of parking standards well below those required for ordinary residential facilities, in recognition of the fact that most homeless persons do not have vehicles and thus a requirement for parking would be an unnecessary constraint. The City requires one parking space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle.

In 2007, SB 2 was passed by the state legislature, requiring a zoning district in each jurisdiction where emergency shelters were permitted, without requiring a conditional use permit. The City has committed in this Housing Element (Goal 1, Action 1.1.5 “Homeless and supportive shelters”) to amend the Planning Code within one year of adoption, permitting emergency shelters in at least one zone. See page 236 for a further discussion of SB 2 in Oakland.

Summary of Zoning and Development Standards

Table 6-1 and 6-2 provide a summary of permitted facility types and development standards in each of Oakland’s residential zones. Further detail is provided in Appendix C.

**Table 6-1
Permitted Facility Types and Development Standards in Lower-Density Residential Zones**

Zone	Zone Name	Description in Code	Permitted Facility Types	Conditionally Permitted Facility Types	Min. Lot Size	Min. Lot Width	Permitted Density	Conditionally Permitted Density	Max Height	Max Ht. of Access. Structure	Required Setbacks			Min. Open Space/ Unit
											Front	Interior Side	Rear	
R-1	One Acre Estate Residential	single-family estate living very low densities Oakland hills	single-family; single-family with secondary unit		43,560 sf (one acre)	100'	single-family dwelling plus secondary unit		25' (30' for pitched roof)	15'	25'	6' & 15% of lot width (whichever is greater)	35' **	Single-family
R-10	Estate Residential	single-family estate living very low densities Oakland hills	single-family; single-family with secondary unit		25,000 sf	100'	Single-family dwelling plus secondary unit		25' (30' for pitched roof)	15'	25'	6' & 15% of lot width (whichever is greater)	35' **	
R-20	Low Density Residential	single-family low densities Oakland hills	single-family; single-family with secondary unit		12000 sf	90'	Single family dwelling plus secondary unit		25' (30' for pitched roof)	15'	20'	6' & 15% of lot width (whichever is greater)	25' **	
R-30	One-Family Residential	single-family dwellings applied to areas already developed at lower densities	single-family; single-family with secondary unit		5000 sf	45'	Single family dwelling plus secondary unit		25' (30' for pitched roof)	15'	20'	5' & 10% of lot width when slope is >20%)	20' **	
R-35	Special One-Family Residential	areas containing mixture of single- and two-family dwellings applied to areas of existing lower or lower-medium density development	single-family; single-family with secondary unit	secondary unit; duplex	5000 sf	45'	Single family dwelling plus secondary unit	lots >4000 sf: two units	25' (30' for pitched roof)	15'	20'	5' *	15'	Without private open space 300 sf With max. substitution of private open space 100 sf
R-36	Small Lot Residential	foster dev of small lots <4000 sf or >45' width applied to areas of existing low-density residential	single-family; single-family with secondary unit; duplex	multi-family	5000 sf	45'	Lots <4,000 sf: single family dwelling plus secondary unit; Lots >4,000 sf: two units	One unit per 2,500 sf	30' (35' w/CUP for pitched roof – min 4:12 slope)	15'	20' (10' on lots <4,000 sf in area or <45' wide)	5' (3' on lots <4,000 sf in area or <45' wide)	15'	Without private open space 300 sf With max. substitution of private open space 100 sf
R-40	Garden Apartment Residential	lower medium-density development areas containing mixture of single- and two-family dwellings and garden apartments	single-family; single-family with secondary unit; duplex	multi-family	5000 sf	45'	Lots <4,000 sf: single family dwelling plus secondary unit; Lots >4,000 sf: two units	One unit per 2,500 sf	25' (30' for pitched roof)	15'	20'	5' *	15'	Without private open space 300 sf With max. substitution of private open space 100 sf

**Table 6-2
Permitted Facility Types and Development Standards in Higher Density Residential Zones**

Zone	Zone Name	Description in Code	Permitted Facility Types	Conditionally Permitted Facility Types	Min. Lot Size	Min. Lot Width	Permitted Density	Conditionally Permitted Density	Max Height	Max Ht. of Access. Structure	Required Setbacks			Min. Open Space/ Unit
											Front	Interior Side	Rear	
R-50	Medium Density Residential	apartment living at medium densities ⁰	single-family; single-family with secondary unit; duplex	multi-family;	4000 sf	25'	Lots < 4000 sf: single-family dwelling plus secondary unit; Lots > 4000 sf: two units	Lots 4500-4999 sf: 3 units; 5000-6999 sf: 4 units; 7000-8,499: 5 units; 8500-9,999: 6 units; >10,000: 1 unit per 1500 sf	30'	15'	15'	4' *	15'	Without private open space 200 sf With max. substitution of private open space 75 sf
R-60	Medium-High Density Residential	apartment living at relatively high densities areas with good transportation access, shopping and community centers	one-family; single-family with secondary unit; two-family; multi-family	rooming house	4000 sf	25'	one regular unit per 800 sf of lot area one efficiency unit per 550 sq. ft. of lot area One rooming unit per 400 sf 10% bonus if on a corner lot or next to a park (20% if both)	density bonuses up to 50% of permitted density with transfer of development rights from nearby lots	40'	40'	10'	15' ' *	15'	Without private open space: 200 sf/reg unit 130/efficiency 100/rooming With max. substitution of private open space: 30 sf/reg unit 20 sf/efficiency 15 sf/rooming
R-70	High Density Residential	apartment living at high densities areas with good transportation access, shopping	one-family; single-family with secondary unit; two-family; multi-family	rooming house	4000 sf	25'	one regular unit per 450 sf of lot area one efficiency unit per 300 sf. of lot area One rooming unit per 225 sf 10% bonus if on a corner lot or next to a park (20% if both)	50% bonus for projects more than 4 stories tall; or 50% bonus with transfer of development rights from nearby lots	40' + additional if stepped back	40' + additional if stepped back	10'	0' *	10'	Without private open space: 150 sf/reg unit 100/efficiency 75/rooming With max. substitution of private open space: 30 sf/reg uni 20 sf/efficiency 15 sf/rooming
R-80	High-Rise Apartment Residential	high-rise apartment living areas near major shopping & community centers and rapid transit stations	one-family; single-family with secondary unit; two-family; multi-family; rooming house		4000 sf	25'	one unit per 300 sf of lot area one efficiency unit per 200 sq. ft. of lot area One rooming unit per 150 sf 10% bonus if on a corner lot or next to a park (20% if both)	50% bonus for projects more than 4 stories tall; or 50% bonus with transfer of development rights from nearby lots	none, but max. FAR 3.50	None, but max. FAR 3.50	10'	0' *	10'	Without private open space: 150 sf/reg unit 100/efficiency 75/rooming With max. substitution of private open space: All public space may be substituted
R-90	Downtown Apartment Residential	high-rise apartment living at very high densities close proximity to Oakland central district	one-family; single-family with secondary unit; two-family; multi-family; rooming house		4000 sf	25'	one regular unit per 150 sf of lot area one efficiency unit per 100 sq.ft. of lot area One rooming unit per 75 sf 10% bonus if on a corner lot or next to a park (20% if both)	density bonuses up to 50% of permitted density with transfer of development rights from nearby lots	none, but max FAR 7.00***	None, but max FAR 7.00	10'	0' *	10'	Without private open space: 150 sf/reg unit 100/efficiency 75/rooming With max. substitution of private open space: All public space may be substituted

* additional setback required when facing required living room window
*** may be exceeded by 10% on any corner lot or any lot facing or abutting public park

** minimum rear yard depth shall be increased by an additional 1/2 foot for each additional foot of lot depth over 100 feet, up to a maximum rear yard depth of 80'

Construction Codes and Enforcement

The Building Services Division of the Community and Economic Development Agency (CEDA) administers building, construction and housing maintenance codes. The Oakland Fire Department's Fire Prevention Division administers the Oakland Fire Code. These enforcement activities are part of the city's role in protecting the public's health, safety, and welfare. The City's enforcement of construction codes provides sufficient flexibility to address special considerations that arise in the rehabilitation of older structures, the conversion of structures for residential use, and the modification of structures to meet the needs of persons with disabilities. The City's code enforcement practices have, historically, allowed a range of supportive housing services in residential structures and developments. Through its interpretation and enforcement of building and housing codes, the City ensures that reasonable accommodations for persons with disabilities can be designed or retrofitted into new and existing buildings and that converted buildings can also be specially designed to serve special needs populations with disabilities.

The City has a number of amendments (itemized in Chapter 15.04 of the Oakland Municipal Code), both administrative and non-administrative (technical), to the California Building Code, California Electrical Code, California Mechanical Code, and California Plumbing Code. As of May, 2009, no analysis of these amendments for impacts on the cost and supply of housing had been performed, however, the City regularly surveys its costs of construction and building fees, to keep them aligned with the costs of delivering building services to the residents of the City. A selection of these amendments are included in Appendix E, page 408.

In R-36 zones, which regulate small lots, the new Fire Code regulation that a wall within five feet of the property line must have a higher fire rating can cause a constraint to rehabilitation of homes in those zones. Some developers have reported that the City's practice of placing liens to recover abatement costs and penalties on properties, whose owners do not correct code violations, creates a disincentive for developers to acquire and improve or redevelop those properties. The City reports that this is not a widespread problem. The City has taken a flexible approach to building and housing code interpretation and enforcement that does not significantly impede the ability of property owners to rehabilitate their properties.

On and Off-Site Improvement Requirements

On and off-site improvements include streets, sidewalks, sanitary and storm water sewers, rainwater pollutant mitigations ("C3"), potable water and fire hydrant mains, and street lighting. The City's on and off-site improvements are fairly standard compared to other cities in the Bay Area and do not constitute a significant development constraint. Most of the housing opportunity sites designated by the City are infill and redevelopment sites that already have infrastructure and services in place and are located along fully developed streets. Higher density developments may require larger sized water, sewer, and utility lines to provide adequate services. Development in some older parts of the City may require the replacement of aged utility lines and other infrastructure. These costs are unavoidable; however, the City attempts to mitigate the impact on affordable housing through the use of redevelopment funds, regulatory incentives, funding assistance, and other strategies.

Permit and Development Fees

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests, and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by state law, which requires that "a public agency

may not charge applicants a fee that exceeds the amount reasonably necessary” to provide basic permit processing services (California GC Sec. 65943 (e)).

Although fees in Oakland are comparable to other jurisdictions, they can still represent a significant cost to affordable housing development. Because revenue is necessary for operation of planning and building functions, the City does not waive fees, even for affordable housing developers; however, the City provides financial assistance to affordable housing by paying fees from one or more housing fund sources (such as redevelopment housing set-aside funds, CDBG funds, or HOME program funds). Permit and other development fees are eligible costs that can be funded through these sources.

Unlike most surrounding jurisdictions, Oakland does not charge impact fees for residential development. Fees for water and sewer services are charged by the East Bay Municipal Utility District, while school impacts fees are charged by the Oakland Unified School District. Although the City has no direct responsibility for the fees or services provided, Oakland does work with these agencies through its development review processes to ensure that fees are reasonable, are related to the impacts created by new development, and that new development can be served by these agencies.

Planning permit fees, excluding building permits, typically have a minimal impact on housing cost (typically \$2,737 for regular design review of a building) because these fees are charged as flat rates per application. Development impact fees charged by East Bay Municipal Utility District and the Oakland Unified School District have a greater impact on the cost of housing (approximately \$17,000 per dwelling unit) and represent between 40 percent and 50 percent of all fees charged. Total fees typically range from \$25,000 and \$40,000 per dwelling unit. When compared to the market cost of producing housing in Oakland (land and site preparation, construction, financing, etc.), permit and impact fees, while a cost factor, are not as significant as other cost factors in the production of affordable housing (such as the market cost of land and State requirements to pay prevailing wages on construction labor for housing development assisted with public funds).

According to a 1998 study, prepared by the California Housing and Community Development Department (HCD) and which has not been updated, planning fees in Oakland for a 2,500 sq. foot single-family home with a 400 sq. foot garage in a 25-unit subdivision averaged \$561.00. In 2008, these fees average approximately \$2,700, typically for regular design review. Planning fees for an average apartment in a 45-unit multifamily development were \$80.00 in 1998, according to the study. Regular design review for a 45 unit apartment now averages approximately \$60 per unit

Building permit fees have a greater impact than planning fees on the final cost of a unit. In the 1998 HCD study, building plan check, permit, and inspection fees for a single-family home averaged \$6,786. For the multifamily unit, building fees averaged \$3,416. In 2008, the figures are: \$28,000 for the single-family home and \$14,600 for the multifamily unit.

While permit fees are necessary to pay for the services and infrastructure for which the fees are charged, the City can mitigate the cost of these fees by providing financial assistance to affordable housing developments. Such financial assistance has been a past and current practice of the City to facilitate the development of affordable housing in Oakland.

Development Approval Process

The Oakland Community and Economic Development Agency administers the permit process through the Planning and Zoning Division and the Building Services Division. Although the approval process for a development project often includes multiple permits, the City has made

substantial efforts to prevent its permit processes from being a constraint to development. Depending on the number and type of approvals required, developments can typically be entitled in six weeks to six months. The City believes that the time required to approve most projects does not present a significant time or cost constraint to the development of housing development in Oakland.

Factors that most affect the City's current ability to process development approvals in a timely manner include:

- staff shortages, including mandated City shut-downs or furloughs due to fiscal constraints
- the volume of applications and concurrent special projects requiring staff time
- the number of general inquires (phone, front counter, correspondence)
- minimum time lines for public notice (state law and zoning code)
- additional time and extent of noticing desired by some members of the community
- subjective review issues (quality of building and site design, for example)
- review by the Design Review Committee or Landmarks Preservation Advisory Board
- environmental review
- level of community involvement and interest in a project
- the number of discretionary approvals

Efforts to expedite permit approvals include:

- Major Projects process manual
- Third party peer review of innovative structural and fire suppression designs
- web site assistance with comprehensive permit information
- a permitting center to provide a one-stop permitting and assistance for applicants
- pre-application meeting to identify issues and potential resolutions to expedite an applicant's development proposal
- concurrent processing of multiple permit applications (for example, conditional use permit, design review, and a tentative subdivision map), which are required for a single development proposal
- expedited Planning Commission and Design Review Committee consideration for high priority residential projects (including affordable housing projects)
- a "rapid check" review of building plans

The majority of actual processing time for a use permit and/or other discretionary approvals typically takes place during the planning staff initial project review. Staff works with the applicant to achieve a completed application that conforms to the various procedural, design, and zoning requirements. Processing times vary depending on the size and complexity of the project, the completeness of the application and the conformance of the project to the Planning Code requirements. Other variables which can effect processing time include the CEQA process when it results in an Environmental Impact Report, and appeals of approvals. However, every effort is made by the City to maintain an efficient process.

Design Review

Since the start of 2007, the Design Review procedures for citywide permit review procedures in Oakland Planning Code have been made more effective, streamlined, and consistent throughout the City. There is now one unified residential design review program, in three parts: Regular Design Review, Small Project Design Review, and Design Review Exemption. Specific details of each procedure are in Appendix E. As part of its streamlining efforts, applications for design review are now processed concurrently with other planning permits. Design review is triggered when an applicant is adding floor area or a secondary unit. Because of the new procedures and the efficiencies which they bring to the application process, the City staff considers the design review procedures as removing constraints to housing production.

Projects that involve designated historic properties are reviewed by the Landmarks Preservation Advisory Board. Design review of these properties is conducted concurrently with one of the design review procedures described above.

Historic Preservation

Oakland has a program for officially designating select Landmarks and Preservation Districts. Oakland also has a wealth of historic buildings and neighborhoods that the City considers cultural and environmental assets with or without formal designation. The *Historic Preservation Element* of the General Plan sets forth a graduated system of ratings, designation programs, regulations, and incentives proportioned to each property's importance. The *Preservation Element* establishes design review findings for work affecting historic buildings (Policy 2.4 for designated landmarks and districts, Policy 3.5 for other historic properties). Policies 3.2 and 3.6 of the *Preservation Element* set out preservation responsibilities for City-owned properties and City-assisted projects.

The California Environmental Quality Act (CEQA) law requires review of impacts on major historic resources. The CEQA "infill exemption" cannot be used for projects that potentially impact historic resources. Demolition of a CEQA-level historic resource requires the preparation of an environmental impact review document. The City's requirements are consistent with State law. Many housing development projects use Federal funds and require Section 106/NEPA review to avoid adverse effects on historic resources.

The Landmarks Preservation Advisory Board or its staff reviews changes to any designated properties (about 160 individual landmarks and 1500 buildings in districts out of 100,000 properties Citywide). The Board also advises on projects involving other historic properties. Design review for any modifications to these structures is conducted concurrently with the regular project review but may need to take into account the Board's monthly meeting schedule. A project that respects the historic character of the resource, e.g. by following the Secretary of the Interior's Standards for Rehabilitation, will have a faster and smoother review process. Design review fees are waived for Designated Historic Properties.

The Historic Preservation Element of the Oakland General Plan notes “Cost effective preservation of affordable housing” among the benefits of preservation (Goals and Objectives, p.2-7). This principle is also included in the Central City East, West Oakland, and other Redevelopment Area Plans. Adaptive reuse of historic commercial, industrial, and institutional buildings as market-rate and affordable housing continues to be a major development opportunity in Oakland.

The State Historical Building Code, administered by the City building official, can facilitate cost-effective rehabilitation and reuse of qualified historical buildings.

The City’s recently adopted (2007) Mills Act program can reduce property taxes for selected historic properties in exchange for a long-term contract to repair and maintain the property. For the year 2009, there are 20 slots available, and income is not a criteria for selection.

Other programs can assist with preservation though they are not restricted to historic properties. Mixed-use buildings can benefit from the Downtown and Neighborhood Commercial Revitalization facade improvement matching grants. The Central City East Redevelopment Area’s Homeownership Rehabilitation Program provides loan funds for cosmetic or restorative exterior work. For homes in the Community Development Districts, several City and County grant and loan programs assist with access, lead abatement, and emergency repairs. In addition, the City is authorized to offer financial assistance for seismic strengthening of existing residential buildings.

Residential Rent Regulations

Rent regulations do not apply to new construction in Oakland, and are not a constraint to the provision of new housing in the City. For more details about the City’s program, and how it continues to keep older rental property affordable by limiting annual rent increases, see Chapter 7 -- Policy 5.3 “Rent Adjustment Program.”

Accessibility for Persons with Disabilities

Persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, commercial services and alternative living arrangements that include on-site or nearby supportive living services. It is the policy of the City to comply with all applicable provisions of the Americans with Disabilities Act of 1990 (ADA), protecting the civil rights of persons with disabilities, and ensuring that all of its programs, activities and services, when viewed in their entirety, are readily accessible to and usable by individuals with disabilities. The City ensures that new construction and alterations to City of Oakland buildings and facilities are in conformance with Title 24 of the California Code of Regulations, and all other applicable State and federal accessibility regulations.

The City of Oakland has a policy to provide individuals with disabilities with equal opportunity to participate in and benefit from all City programs, activities and services; and to provide for these in an integrated setting unless separate or different measures are necessary to guarantee equal opportunity. Furthermore, the City will reasonably modify policies, practices, or procedures for qualified persons with disabilities upon request, including requesting special accommodations or variances from the requirements of City zoning or building codes.

The City has implemented a number of policies, procedures and services to address the needs of persons with disabilities in regard to residential housing, emergency shelter facilities, and community accessibility.

Zoning, Permit Processing, and Building Codes

The City implements and enforces Chapter 11 A and B of the 2007 California Building Code, which is very similar to the ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Access Improvement Program

The Access Improvement Program (AIS) aims to improve residential access by providing grants for accessibility modifications on a matching fund basis to properties located in one of seven of the City's Community Development Districts. Details of the program are in Chapter 7, Action 4.3 "Housing Preservation and Rehabilitation."

Residential Disabled Parking Zone Program

The City's Residential Disabled Parking Zone (RDPZ) Program is intended to assist drivers with mobility impairments who need residential accommodation for on-street parking, and who cannot otherwise gain ready access to their residences. The City may provide a RDPZ where there is a demonstrated need for parking space designation for persons with disabilities on residential streets.

During the first quarter of 2008, the City of Oakland received a total of 34 requests, including 27 requests for a new RDPZ, six requests to remove an existing RDPZ, and one request to repaint an existing RDPZ or to install a sign at an existing RDPZ. Investigation for 17 of the 34 requests has been completed, and the remaining 17 requests are currently under investigation. This has resulted in nine approvals, six denials, and two closed cases with no further action required.

Mayor's Commission on Persons with Disabilities

The Mayor's Commission on Persons with Disabilities (MCPD) acts as the City's designated advisory body for ADA compliance, and seeks to remove constraints to housing for residents with disabilities by providing educational and networking opportunities in the areas of accessible affordable housing and emergency preparedness. Established by city ordinance in 1980 to represent and address the issues faced by people with disabilities, this commission is committed to promoting the total integration of persons with disabilities into all aspects of the community. Since 1990, the MCPD acts by advising the Mayor and City Council on matters affecting the disability community; reviewing and commenting on City policies, programs, and actions; providing advice and assistance to other City boards and commissions; and participating at the local, state, and national levels in the advancement of disability rights. The Commission's monthly proceedings are open to the public and serves as a venue through which persons with disabilities within the community can comment and provide recommendations on City policy and planning documents.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. For example, the definition of "Family" in the Planning Code is: "one person, or a group of people living together as a single housekeeping unit, together with incidental domestic servants and temporary nonpaying guests." This does not prove to be a constraint to housing for persons with disabilities, because "Family" is only used in the Planning

Code to describe a facility type—such as, “one-family dwelling,” it is not used to limit the ability of unrelated individuals to live together, as in a residential care facility.

Another example is the restriction on overconcentration in the Planning Code (section 17.102.212), which requires a 300 foot separation between any of four facilities types which can be used to house people with disabilities—“residential care,” “service-enriched permanent housing,” “transitional housing,” and “emergency shelter.” This overconcentration restriction is similar to restrictions found in state law, moreover, the City does not consider this overconcentration restriction to be a constraint to housing for people with disabilities population, and relies on the Mayor’s Commission on Persons with Disabilities (see above) to make proposals to amend any section of the Planning Code which could be a constraint for housing that population. In addition, The City of Oakland did an analysis of impacts of this ordinance on these type of housing developments. Three known non-profit developers and Alameda County Housing staff were contacted to understand any impacts this legislation had on their work in providing this type of housing. There were two instances in the last five years where this ordinance has been a minor constraint to development. In both cases reasonable solutions were reached by planning staff working with the developers that ultimately allowed the developments to proceed. Data is too incomplete for staff to determine the number of “for-profit” applications made for alternative housing, to assess whether the 300 foot overconcentration rule formed a constraint; however, the City’s zoning administrator didn’t recall any instances in the last few years where a for-profit developer was prevented from locating a residence, due to the City’s 300 foot rule. City staff believe that there are enough sites with adequate zoning in Oakland such that this finding is not a constraint to reputable providers of this type of housing.

As noted previously, to comply with the provisions of SB 2, the City will bring a planning code amendment and a zoning map change proposal to the Oakland Planning Commission within one year of Housing Element adoption (see Actions 1.1.5, 3.1.2 and 3.1.3 in Chapter 7).

Zoning and Other Land Use Regulations

In reviewing the City’s zoning laws, policies, and practices for compliance with fair housing law, the City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Oakland’s Planning Code allows many of the housing use types and supportive services that persons with disabilities require. The 1998 General Plan policies encourage special needs housing with supportive services to be located near transportation and other areas with access to services. Appendix E describes the City’s planning, zoning, and permit policies in greater detail.

Building Codes

As described above and in Appendix E, the City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City has not made amendments to the Code that would diminish the ability to accommodate persons with disabilities. Oakland also recognizes the State Historic Building Code as a way to allow greater flexibility in the rehabilitation of historic buildings in association with accommodating persons with disabilities.

Universal Design

The City has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs

and capabilities change. However, all City or Agency- funded developments must meet requirements as stated by ADA and fair housing act standards, along with any local or state complimentary laws. For federally funded projects, architects are required by the NOFA to comply with the Uniform Federal Accessibility Standards.

Procedures for Ensuring Reasonable Accommodations

The City ensures that reasonable accommodations are made for persons with disabilities, through several means:

- Persons with disabilities can request special accommodation for exceptions to the Planning Code, or they can apply for variances to the Planning Code. The City does not have an reasonable accommodations ordinance, but rather, an informal procedure used by Planning and Buildings division staff. The City will establish written guidelines for the public, which clarify the informal procedure currently used by the City, to be followed by an ordinance which amends the Planning Code, to be adopted no later than one year after the Housing Element's adoption (see Action Item 6.2.2).
- Information is available through the City's website, and through the MCPD, regarding programs and procedures that can assist persons with disabilities access city services, and, if need be, reasonable accommodation for exceptions to the Planning and Building codes.

State Requirements

Although not within the City's control, state laws and funding requirements impose significant constraints on the City's ability to achieve its housing objectives. There are many state requirements that can constrain housing affordability and availability. Some of these requirements are:

- Prevailing wage requirements, which significantly increase labor costs on government-assisted housing projects.
- Limited availability of state funding for housing and supportive services programs. Nearly all state programs are significantly oversubscribed in relation to the need.
- Environmental review requirements under the California Environmental Quality Act (CEQA). CEQA provides opportunities for procedural delays and legal challenges of residential development approvals. The City has limited the potential of CEQA to create procedural delays by using exemptions permitted for infill and affordable housing projects, implementing environmental mitigation measures through the City's Planning Code, and receiving legislative approval to streamline the environmental review process for certain downtown projects (AB436).
- The mandates in SB 2 for emergency shelter in all jurisdictions could potentially conflict with other established homelessness policies and approaches, such as Alameda County's "EveryOne Home" program, to which the City of Oakland is participating. The County's program encourages supportive housing, not large bed emergency shelters, seeks to prevent homelessness before it starts, and advocates for the construction of up to 15,000 new units of housing for county residents with HIV/AIDS or mental illness in the next 15 years.

B. NON-GOVERNMENTAL CONSTRAINTS

The production, availability, and cost of housing in Oakland are impacted by nongovernmental factors associated with the higher costs and greater difficulties of producing housing through redevelopment in an already-developed, central city such as Oakland. Broader market factors applicable throughout the Bay Area region, increasingly affecting Oakland, also pose constraints to housing in Oakland, particularly affordable housing.

Land Costs

Property Values and the Price of Land

Market prices for land are high in the desirable, high-cost San Francisco Bay area and increased dramatically until 2007. As of late summer and early fall of 2008, though, real estate has had price reductions due to the mortgage lending crisis and resulting instability in the banking industry. As evidenced in Chapter 3, declines in home sales prices as of July 2008 has brought prices down to levels seen in approximately 2001 to 2003. Long term, however, the desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand is increasing for housing close to employment centers such as Oakland and San Francisco and is likely to continue to be relatively strong given the demand for locations near urban centers. This demand is fueled by increases in auto fuel costs and resultant increase in commute costs. Oakland is at the center of a region with good transportation accessibility throughout the Bay Area. Additionally, Oakland's urban character and relatively lower costs have made the City an increasingly desirable alternative to higher-cost areas nearby, particularly to San Francisco across the Bay. Finally, there are efforts by the Association of Bay Area Governments (ABAG), the regional planning agency, to encourage in-fill development in cities such as Oakland. It is yet to be determined how long the current economic crisis will impact the demand for housing in Oakland.

Before continuing with a discussion of land prices it is important to note that there are significant variations in the price of land within Oakland. The City has some of the highest residential land values in the Bay region (such as in the Oakland hills with views of San Francisco Bay) and some of the lowest as well (such as in older, working-class neighborhoods in the vicinity of the I-880 freeway and older industrial areas).

Examples of land acquisition costs for the development of affordable housing in Oakland (examples used were from developments for housing affordable to moderate-, low-, and very low-income households) provide an indication of minimum prices for land suitable for residential use. The examples are for infill sites purchased in lower land-cost areas of the City. The examples range from \$17 to \$105 per square foot (2008 values), as summarized in Table 6-3 below. On average, this reflects a significant increase in land costs for affordable housing developments compared to those reported in Oakland's last Housing Element that ranged from \$13 to \$70 per square foot.

The significance of land acquisition costs for housing development depends on the density of the new development. When apportioned over the number of housing units, land acquisition costs per unit show dramatic differences. Table 6-3 demonstrates that sites with the highest land costs can still have low per unit land costs if developed at a high density. For multifamily, affordable rental developments, land acquisition costs range from about \$19,000 per unit for the highest density development (240 units per acre) to \$32,000 per unit for a development with a lower, but still high, density (80 units per acre). Data obtained for this report is based on actual affordable housing developments supported by the City's Housing and Community Development Department and represents budgeted or actual expenditures in 2007-08.

**Table 6-3
Land Costs for Affordable Housing Sites in Oakland (2008)**

Housing Type	Single-family Detached Residential, Low Density	Single-family Detached Residential, Moderate-Density	Multifamily Residential, Higher-Density	Multifamily Residential, High-Density
Site Area	1.81 acres	0.50 acres	0.69 acres	0.33 acres
Land Acquisition Cost	\$1,358,500	\$714,919	\$1,775,000	\$1,500,760
Land per sq. ft.	\$17.26	\$32.56	\$59.41	\$105.32
Density of Development	14 units/acre	32 units/acre	80 units/acre	241 units/acre
Number of Units	25	16	55	79
Land Acquisition Cost per Unit	\$54,987	\$44,682	\$32,273	\$18,997
Affordability level	Low to Moderate Income (60-100% AMI)	Moderate Income (100% AMI)	Very Low to Low Income (35%-60% AMI)	Very Low- to Low Income (30%-60% AMI)

Sources: City of Oakland, Housing and Community Development, CEDA, 2008.

Given the current financial crisis it is unclear what will happen with land costs. It is likely that they will not continue the precipitous increases as experienced in recent years. If land costs remain at current levels or continue to increase, the City can do little to directly affect the cost of land other than continue to provide opportunities for increased residential densities, housing on under-used sites and locations with redevelopment potential, mixed-use development, and housing on infill properties. In response to high land prices and increasing land values in the past, the City of Oakland created an Affordable Housing Site Acquisition Program that provided funds to developers of affordable housing for site acquisition and associated costs. The Oakland Redevelopment Agency also has been involved in land acquisition, resale, and land write-down activities to facilitate new housing development. If necessary, these sources for land acquisition can be re-established for future use in the development of affordable housing.

Costs for Redevelopment and Urban Infill

Since Oakland is an already-developed, central city, new housing development largely requires the reuse or redevelopment of underutilized properties with older, existing uses on them. It also can include development of currently vacant sites formerly passed over for development because of higher development costs or lower revenue potentials, due to odd-sized or small parcels, contamination issues, and other factors. There are a variety of uncertainties, difficulties, and additional costs associated with development of these types of sites that pose constraints for new housing development. However, Oakland does not have large, vacant, unconstrained parcels, and

must rely on redevelopment and infill strategies to accommodate the bulk of its ABAG-assigned regional housing allocation.

The total cost of “land” for developing infill sites or redeveloping under-used sites includes not only land acquisition, but also additional costs of demolishing existing structures and site clean-up. Costs for relocating existing uses and/or compensating existing users are also frequently a required expense in the calculation of the total cost of land development in Oakland. Thus, total “land” costs for urban infill development and redevelopment are generally greater than the land/site acquisition costs alone.

Further, infill sites are generally smaller parcels that can be difficult to develop (including those that might be irregularly shaped) and that are more costly to develop (as the costs of the approval process and other planning efforts would be spread over a relatively small number of new units). Development on smaller, infill sites is more difficult and more costly than larger-scale development on vacant land, and can provide less return to the developer. However, there also can be offsetting advantages of infill development in that much of the infrastructure to serve the new development is already in place, in most cases.

Environmental Hazards

The redevelopment of sites in urban areas also can involve costs to remediate contaminated soil or groundwater, or to demolish buildings containing hazardous materials. In Oakland, many of the larger development sites that remain were in former industrial use. These often require some level of remediation and/or hazardous materials removal, resulting in additional costs that can be substantial and that can pose constraints on development. Such costs can render private sector redevelopment infeasible in situations where market prices and rents for the new uses are not high enough to amortize the costs of cleanup. In other situations, such costs can reduce the return from development of market-rate projects, making them less attractive to potential developers. In all cases, such costs increase the levels of subsidies required for affordable housing projects. The City and Redevelopment Agency are trying to address the problems associated with environmental hazards, helping to fund Phase I assessments and actual cleanup activities in some cases pursuant to the Polanco Redevelopment Act (Section 33459, California Health and Safety Code).

Land Availability

There are adequate sites for developing housing to meet Oakland’s housing needs, as described in Chapter 4, Land Inventory. The availability of sites for development, however, can be constrained by the need to assemble smaller parcels into larger development sites and/or by landowners seeking high prices for their properties. The latter is particularly the case for older properties formerly in commercial or industrial uses that are being held as long-term investments by owners hoping to reap the rewards of an improving local market.

To facilitate site availability, the Redevelopment Agency is playing a role in purchasing and assembling opportunity sites and then soliciting developers for building new housing. Examples include several Agency-owned sites that are nearing completion in the downtown area. Other examples include an assembly of sites at and near the MacArthur BART station. The Agency and City continues to assist in identifying and assembling sites, undertaking project planning, and negotiating agreements to facilitate Infill and Transit Oriented Developments underway and in the planning stages in Oakland. The City also had a program for assisting nonprofit housing developers in acquiring sites for affordable housing. As stated earlier, this program is no longer active but can be easily revisited if necessary.

Construction Costs

The costs of constructing housing in the Bay Area are generally, and in Oakland in particular, high. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay “prevailing wages.” Construction costs are typically broken down by either a per unit cost or per square foot cost. Further, construction costs can be separated into land costs, “hard” costs or “soft costs.” Hard costs include construction line items such as labor, building materials and installed components. Soft costs include items such as architectural and engineering, planning approvals and permits, taxes and insurance, financing and carrying costs, and marketing costs. The hard construction costs typically represent about 50 to 60 percent of total development costs. Thus, they have a significant effect on development feasibility. Land and soft costs can represent another 40 to 50 percent of the total cost of building housing.

When the last Housing Element was prepared, the hard costs (labor, building materials, installed components, etc.) for single-family detached home construction ranged from \$90 per square foot for average construction to \$140 per square foot for custom construction and luxury finishes.³⁵ While hard costs for an average-quality wood-frame construction for multi-unit apartment buildings ranged from \$100 to \$150 per square foot, with costs at the higher end of the range applicable for three- and four-story construction over structured, above-grade parking.

Construction costs for higher-rise concrete and steel-frame multi-unit buildings are higher than for wood-frame construction. In fact, the higher costs for steel- and concrete-frame construction are a significant factor limiting the feasibility of high-density housing development in Oakland. This continues to be the case for Oakland as concrete and steel-frame buildings are only being built in Oakland at locations that can attract the highest housing prices and rents (such as on the shores of Lake Merritt, Jack London District, and more recently in the Central District). There are also a few examples of concrete and steel-frame construction for more affordable, higher density senior housing. For all types of construction, underground parking would result in still higher construction costs.

To bring the analysis to more recent market-rate construction costs, Table 6-4 summarizes development costs as identified by Hausrath Economics Group in a 2006-07 report for the City of Oakland *Economic Impact Analysis of Inclusionary Housing Program in Oakland*. Construction hard costs have increased dramatically in recent years ranging from \$200 per square foot for a low-rise townhome to almost \$300 per square foot for a multi-unit mid-rise condo.

³⁵ RS Means 2001 per square foot hard construction costs, as well as information for developments in Oakland, CA as per Hausrath Economics.

**Table 6-4
Market Rate Housing Development Costs in Oakland (2006-07)**

Housing Type	Low-Rise Townhome	Low-rise Loft/Townhome	Lower-rise Condos	Lower/Mid-rise Condos	Mid-rise Condos	Mid-rise Condos	High-rise Condos
Density	Moderate-density	Moderate-density	Moderate-density	Moderate-density	Higher-density	High-density	High-density
<i>Size per unit</i>	1,300 sq ft/unit	1,450 sq ft/unit	1,080 sq ft/unit	1,125 sq ft/unit	900 sq ft/unit	1,000 sq ft/unit	975 sq ft/unit
<i>Units per acre</i>	30-35 units/acre	30-35 units/acre	50-60 units/acre	80-100 units/acre	100-140 units/acre	140-167 units/acre	200-300 units/acre
Type of Construction & Parking	Wood, 3 floors including garage in unit	Wood, 3 floors including garage or surface parking	Wood frame on concrete podium, 3 floors over first floor parking on some/all site	Wood frame over concrete podium, 4-5 floors over 1 level parking podium	Wood frame on concrete podium, 4-6 floors over parking	Steel/concrete, 6-8 floors over parking	Steel/concrete, 9-16 floors over mostly below grade parking
Costs							
Land Cost per Unit	\$45,000	\$ 58,000	\$ 27,000	\$50,000	\$ 56,000	\$ 50,000	\$ 44,000
Land Costs per Sq. Ft.	\$34.62	\$ 40.00	\$ 25.00	\$44.44	\$ 62.22	\$ 50.00	\$ 45.13
Per Unit Hard Cost	\$260,000	\$ 304,500	\$ 216,000	\$281,250	\$ 266,400	\$ 330,000	\$ 360,750
Hard Costs per Sq. Ft.	\$200	\$ 210.00	\$ 200.00	\$250	\$ 296.00	\$ 330.00	\$ 370.00
Per Unit Soft Cost	\$84,200	\$ 105,900	\$ 82,800	\$108,000	\$ 104,900	\$ 115,800	\$ 125,400
Soft Costs per Sq. Ft.	\$64.77	\$ 73.03	\$ 76.67	\$96	\$116.56	\$115.80	\$128.62
Per Unit Total Cost	\$389,200	\$468,400	\$325,800	\$439,250	\$427,300	\$495,800	\$530,150
Total Cost per Sq. Ft.	\$299.39	\$323.03	\$301.67	\$390.44	\$474.78	\$495.80	\$543.75

Source: City of Oakland, 2008

**Table 6-5
Affordable Housing Development Costs in Oakland
(2008)**

Housing Type	Single-family Detached Residential	Single-family Detached Residential	Multifamily Residential Rental Apartments for Families	Multifamily Residential Rental Apartments for Families
Density	Low-density 14 units/acre	Moderate-density 32 units/acre	Higher-density 30 units/acre	Lower-density 15 units/acre
Number of Units	25 units	16 units	55 units	79 units
Building Sq. Ft.	29,550 sq. ft.	26,263 sq. ft.	78,375 sq. ft.	81,200 sq. ft.
Type of Construction and Parking	Two-story wood frame single family homes with driveway parking	Two buildings: one adaptive rehab of small building (4 units); three-story slab on grade wood frame (12 units); separate surface parking	Two four-story buildings; Small building with 12 units with parking included in unit; 43 units in large building wood frame with parking podium	Eight-story reinforced concrete structure (seven stories residential over first floor combined commercial and parking)
Costs				
Hard Costs, Construction, Units and Parking	\$4,565,779 (57%)	\$4,646,583 (65%)	\$15,179,127 (65%)	\$22,688,661 (77%)
Soft Costs ¹	\$2,131,450 (26%)	\$1,806,971 (25%)	\$6,520,309 (28%)	\$4,441,581 (15%)
Land Acquisition and Site-related Costs	\$1,358,500 (17%)	\$714,919 (10%)	\$1,775,000 (8%)	\$1,500,760 (5%)
Total Cost	\$8,055,729 (100%)	\$7,168,473 (100%)	\$23,474,436 (100%)	\$29,573,003 (100%)
Total Cost per Unit	\$322,229	\$448,030	\$426,808	\$374,342
Total Cost per Sq. Ft.	\$273	\$273	\$300	\$364
Hard Costs per Sq. Ft.	\$155	\$177	\$194	\$279

Sources: City of Oakland, Housing and Community Development, CEDA.

¹Includes costs for architecture and engineering, planning and approval, fees and permits, taxes and insurance, financing and carrying costs, and marketing.

The hard construction costs for affordable, single-family detached housing are in the range of about \$155 to \$177 per square foot, with total costs of about \$273 per square foot. These translate to a total per unit cost of between \$322,000 and \$448,000.

For costs of affordable housing development, the City has relied on examples of recent construction costs and total development costs in City-financed developments as shown in Table 6-5. As shown, the hard construction costs for the multifamily, affordable housing developments range from \$194 to \$279 per square foot, while total costs (including construction costs, soft costs, and land) range from \$300 to \$364 per square foot. These translate into per-unit total costs of \$374,000 to \$427,000.

The construction costs and total costs of developing housing in Oakland are high and present serious constraints to the availability of housing, particularly housing affordable to very low-, low-, and median-income households. To address these constraints, there are a number of housing programs in Oakland to support affordable housing development, including loans and grants to developers of low- and moderate-income housing. Examples are mentioned herein and described in other chapters of this Housing Element (see Chapter 5, Housing Program Resources, in particular).

Financing

The availability and cost of financing have an effect on housing in Oakland. Both financing for real estate development and financing for homeownership are relevant considerations. A caveat to any evaluation of the future of real estate development or housing ownership finance in Oakland is the limitation of the credit market given the current economic crisis (beginning in 2008). In the current Housing Element planning period, this section observes both opportunities and obstacles to financing real estate development and ownership in the City. The obstacles are magnified given the dramatic collapse of the housing market and the global financial crisis. At present, credit remains very restricted even for previously credit worthy borrowers. In the short run, demand for single family ownership is likely to be very soft. In the long run, given the demographic trends towards migrations back to urban areas, the demands for real estate development and ownership housing in Oakland is likely to continue when the current financial crisis passes.

Financing For Real Estate Development

As stated in the prior Housing Element, there have been difficulties obtaining the real estate financing necessary to develop in older areas of Oakland that have not experienced significant previous reinvestment. Institutional lenders and outside investors can be cautious in providing financial backing in these types of neighborhoods. Developers attracted to projects in these areas are often smaller entities with limited records of achievement or with limited financial resources to invest, compounding the difficulties involved in obtaining financing. In addition, interest rates for any available financing in these areas can be at higher rates. When the credit market becomes more fluid, this all remains to be the case in most circumstances in Oakland with some exceptions as cited later in this section.

While problems still exist, there have been significant improvements in the availability of real estate financing in Oakland neighborhoods. City support for projects has been an important factor. City funds (loans at below-market interest rates) have provided the basis for partnerships with private lenders, adding both financial support and enhanced credibility to projects. Market factors and conditions, including increasing demand for Bay Area housing and a lack of development options have increased the acceptability of Oakland neighborhoods that have formerly been passed over. What is no longer the case is the rapidly-escalating housing prices for Oakland real estate. In addition, Oakland rents are showing some increases as evidenced in Chapter 3 though a more comprehensive

rental market study is required to understand how the economic crisis is impacting rents. Spurred by the Community Reinvestment Act, increased investment were required of major banks resulting in increases in investing in Oakland neighborhoods. In addition, nonprofit developers have continued to make advances in their development portfolios in Oakland, bringing credibility and experience in obtaining financing for affordable housing projects.

Senior housing developments have continued to be the easiest of the affordable housing projects to get entitled and funded. As reported in the last Housing Element, affordable single-family developments had the hardest time finding financial backing and continue to be difficult given the costs to develop. Mixed-use projects also can have difficulties, often based on uncertainties about the commercial component or the complexities of the project.

Financing for Homeownership

The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost.

In general, the effect of financing costs on housing costs is demonstrated by examining monthly mortgage payments (principal and interest) on a 30-year \$340,000 loan³⁶ using a sales price of \$425,000 as the average Oakland citywide median (as stated in Chapter 3) with a 20% down payment. The cost of the loan increases with higher interest rates. The household income required to make those payments also increases with higher interest rates. Table 6-6 provides an example of the impact of financing costs on housing cost.

**Table 6-6
Financing Costs for a Mortgage of \$340,000**

Interest Rate	Required Monthly Mortgage Payment (30-year term)	Required Household Income¹
5%	\$1,825	\$73,008
6%	\$2,038	\$81,539
7%	\$2,262	\$90,481
8%	\$2,495	\$99,792
9%	\$2,736	\$109,429
10%	\$2,984	\$119,350
11%	\$3,238	\$129,516

Source: City of Oakland, Housing and Community Development, CEDA.

¹Assumes 30% of income is spent for mortgage payment.

As shown in Table 6-6, monthly payments increase by about \$213 to \$254 for every one point increase in interest rates, in the range of five percent to eleven percent. As monthly payments increase, the income required to cover those payments also increases from about \$73,000 to \$129,500 (assuming 30 percent of income allocated for housing expenditures). If, instead, household income

³⁶ Note that this loan amount is double the assumption of \$170,000 loan amount used in last Housing Element analysis.

was held constant, the share of income spent on housing would have to increase from 30 percent to 53 percent, as the interest rate increases from five percent to eleven percent.

From the perspective of a buyer with a given household income, the higher the financing costs, the lower the mortgage amount that the household income can support and, thus, the lower the housing price that the household can afford. The effect of financing costs on housing affordability can be demonstrated by showing how the mortgage amount (and housing price) that a household can afford based on its household income declines with higher interest rates. Table 6-7 shows the effect that interest rates have on the amount for which a household can qualify, assuming a median income of \$75,400 for a household of three persons³⁷.

Table 6-7
Effect of Interest Rates on Qualifying Loan Amount

(Assuming 2008 Area Median Income of \$75,400 for a Three-Person Household)

Affordable Monthly Mortgage Payment ¹	Interest Rate	Maximum Qualifying Loan Amount
\$1,885	5%	\$351,141
\$1,885	6%	\$314,402
\$1,885	7%	\$283,330
\$1,885	8%	\$256,894
\$1,885	9%	\$234,271
\$1,885	10%	\$214,797
\$1,885	11%	\$197,937

Source: City of Oakland, Housing and Community Development, CEDA.

¹Assumes 30% of income is spent for mortgage payment.

The mortgage amount that a household with income at the current median level for the City of Oakland can afford mortgage amounts from \$351,141 to \$197,937 as the interest rate increases from five percent to eleven percent. That change makes a substantial difference in the price of housing that the household can afford to buy. It also increases the amount of public subsidy required to provide affordable homeownership opportunities to median-income households.

For the last several years, interest rates have been at relatively low levels. Nevertheless, financing costs are still significant, and many households have difficulty purchasing a home. To address these costs, Oakland has two first-time homebuyer programs. The First-time Homebuyer Mortgage Assistance Program provides deferred interest loans of up to \$75,000 to low-income (80% area median income level), owner-occupants. The Public Safety/Officers/Teacher Program provides loans of up to \$20,000 to public personnel with incomes at or below 120 percent of the area median income level.

As noted in Chapter 3, predatory home mortgage lending practices in Oakland resulted in dramatic rates of foreclosures beginning in early 2007 and continuing through the time of writing this Housing Element. Those predatory lending practices included charging excessive fees, high interest rates, and

³⁷ For this analysis, HUD's income limits for Oakland, California effective April 28, 2007 are used.

other techniques used by mortgage lenders to take advantage of borrowers, especially low-income borrowers. In 2001, the City of Oakland enacted an Anti-Predatory Lending Ordinance to stop these practices, but it was invalidated by the California State Supreme Court. In retrospect, the easy availability of non-traditional mortgage products, which appeared to provide greater access to homeownership, has proven to be disastrous for many households.

As a caveat to any analysis of financing for homeownership, the limitations of mortgage lending due to the current credit crisis impacts this analysis. In the prior Housing Element reporting period, there was a dramatic increase in mortgage lending. As stated in Chapter 3, much of this lending was high-risk loans including adjustable rates and balloon payments.

In the wake of the foreclosure crisis in housing prices, underwriting criteria have been tightened and higher-risk loans are no longer available. While an increase in down payment requirements actually reduces monthly housing costs by reducing mortgage costs, this is offset by the need for higher rates of savings that are beyond the means of many families. At the same time, the shift away from adjustable rate, interest only, and other alternative loan types makes mortgage financing less affordable, as has stricter credit requirements.

Neighborhood Sentiment

Neighborhood concerns and opposition to higher-density developments and to affordable housing developments continue to hamper efforts to construct new housing in Oakland especially against affordable housing development. As in many cities, there can be resistance to change in familiar environments. While there is general agreement that housing should be available to all income levels, there can be resistance to specific affordable housing proposals, particularly rental housing projects, based on a lack of information or misinformation, a poor image or past history of such developments, and/or concerns that an area already has a disproportionately large number of lower-income units.

The City of Oakland is trying to address these concerns, by working with developers and providing information for use at public meetings. The General Plan directs and encourages new moderate- and higher-density housing along the City's major corridors, in the areas near transit stations, in downtown, and along the waterfront. The rezoning effort, now underway, has a process of stakeholder meetings interspersed with public workshops, which specifically address the issue and impacts of density on the major streets and corridors. Specifically, the issue of scale is being studied and discussed during this rezoning process—crafting zoning regulations which blend the new housing (to be built on the major corridors and thoroughfares) with the predominantly one- and two-story, single-family neighborhoods which are adjacent to those corridors and thoroughfares. The completion and occupancy of several attractive and affordable housing developments, and the rebuilding and rehabilitation of older public housing projects have continue to improve the quality, image, and acceptability of affordable housing in Oakland. Successful, new low-income housing developments now enhance many Oakland neighborhoods and blend unnoticed into others.

7. GOALS, POLICIES, AND ACTIONS

This chapter of the Housing Element describes the City's strategy for the period 2007-2014 for meeting the housing needs of all Oakland residents.

A. CONTEXT FOR THE CITY'S GOALS AND POLICIES

The goals and actions described in the Housing Element are organized to comply with the requirements of State law and guidelines; however, the City has been developing its housing strategy on an ongoing basis, and the policies contained in the Housing Element are part of a broad effort guided by the following four major strategic plans and initiatives:

- Update of the Zoning Code to implement the General Plan
- Targeting New Housing Near the City's Downtown and along Major Corridors
- Promotion of Sustainable Development Policies and Practices
- Affordable Housing Strategy
 - Consolidated Plan 2005
 - Blue Ribbon Commission on Housing (Findings submitted to City Council September 2007)
 - Mayor's Housing Policy Proposals (City Council Public Hearing February 2008)

General Plan Land Use and Zoning Update

A major overall theme of Oakland's General Plan *Land Use and Transportation Element*, adopted in 1998, is to encourage the growth of new residential development in Oakland and to direct it to the City's major corridors, to downtown Oakland, to transit-oriented districts near the City's BART stations, along the waterfront, and to infill projects that are consistent with the character of surrounding areas. New land use strategies and policies are set forth to actively encourage urban density and mixed-use housing developments in these locations, as they can accommodate significant increases in intensity and are well-served by transit. Growth and change in these areas is envisioned to occur through a number of strategies including reuse of existing built space, construction on vacant infill sites and sites in interim uses such as surface parking, and the redevelopment of underutilized and obsolete sites and structures into new uses. Land use designations, densities of development, and transportation systems are coordinated and planned to support increased densities in these designated areas.

The *Land Use and Transportation Element* sets forth a range of land use classifications and density designations that encourage higher-density housing to meet the needs of a growing population while also respecting the character of established neighborhoods throughout the City. In many areas, former commercial classifications have been replaced with new mixed-use classifications that specifically identify the intent to encourage and allow residential development along the major corridors, in downtown, and along the waterfront. The strategy removes uncertainty about the desirability and acceptability of new residential development, particularly higher-density

development, by encouraging such growth and directing it to specific areas of the city. The sub-area objectives behind the Element's overall residential strategy and land use designations are summarized below.

Major Corridors. The City contains long corridors that serve as major thoroughfares for travel between different parts of the City. Many of these former commercial corridors were bypassed by development of region-serving freeways and have become neglected and are not viable in some stretches. Some also include old, obsolete industrial facilities. *The Land Use and Transportation Element* includes strategies to bring the corridors back into full use. It envisions the concentration of commercial areas in viable nodes of activity along the corridors linked by segments of new, multifamily housing developed in proximity to existing neighborhoods and to the transit systems that serve these streets. Through the zoning update process, a new Urban Residential Mixed Use Corridor zone is being created. Development incentives such as increased height, increased density, and reduced parking are proposed for mixed use projects with retail on the ground floor and higher density housing above.

Downtown Oakland. General Plan land use policies and strategies reinforce the pre-eminence of Oakland's downtown and offer generous opportunities for high-density residential development along with high-intensity office, entertainment, commercial, retail, and educational uses and development. The objectives are to increase housing opportunities downtown so as to create a better sense of community, to provide for a range of housing types and densities, to provide added support for retail shopping, and to encourage housing as a vital component of a 24-hour downtown. To further increase the supply of housing, the City has enacted an ordinance which allows the conversion of existing non-residential buildings to residentially-oriented joint living and working quarters.

Transit-oriented Districts. Land use strategies and policies are designed to promote residential and mixed-use development in pedestrian-oriented settings so as to take advantage of opportunities presented by Oakland's region-serving BART stations and multiple AC Transit lines. Higher-density housing types are encouraged around Oakland's eight BART stations along with supporting commercial and service uses; the S-15 Transit Oriented Development zone is adopted and mapped around the West Oakland and Fruitvale BART stations, with developments in the planning stages for major new projects at Fruitvale and MacArthur BART stations. As part of the zoning update process restarted in 2008, changes to the zoning code which encourage increased heights, increased density and reduced parking are being considered and debated publically for mixed use projects on the major streets and commercial corridors of the City.

Waterfront. *The Land Use and Transportation Element* encourages the development of mixed-use areas along the Estuary shoreline, and the Estuary Policy Plan directs the type and variety of that development into specific areas of the waterfront. Higher-density residential densities are permitted where design and development intensity allow for public views, vistas, open space, and waterfront access. The integration of housing with other compatible uses is desired to add to the overall vitality of the waterfront. A Specific Plan is under development (2009) for the Central Estuary Area that will provide the guiding vision, mix of land use types and implementation plan to transform this area into a vibrant, regional mixed-use district.

These strategies are already being implemented, as exemplified by the housing projects already completed, under construction, and in the predevelopment process in Oakland. The City's overall residential land use strategy, as described in the *Land Use and Transportation Element*, underlies the analysis of potential densities on sites suitable for housing development presented in Chapter 4, as well as many of the goals and actions described in this chapter.

Adoption of Oakland's General Plan Land Use and Transportation Element in 1998 included changes to the city's land use map, and new policies about how and where development should occur that

created inconsistencies between the General Plan and the Zoning Code. Although piecemeal changes to the Zoning Code have been made over time, it has not been comprehensively amended since 1965. Bringing the zoning into alignment with long-range plans is a top priority of the Mayor and City Council. It is an important step toward revitalizing our economy, protecting our neighborhoods, and creating job and housing opportunities for Oakland residents.

As of 2007, the City completed updating the open space and industrial zones, as well as the transitional zones on the edges of the city's industrial areas, in which a mix of housing and businesses are allowed. Zoning for the downtown area (or Central Business District) was initiated in late 2007 and is expected to be considered by the Planning Commission in the near future. Three components to the remaining work to complete the Citywide Zoning Update include new zoning for residential, commercial, and institutional zoning. The update of the residential and commercial zoning regulations will occur concurrently, beginning in September 2008. Preparation of zoning text for areas with the General Plan Institutional designation will commence in mid 2009, after the residential and commercial zoning update is well underway.

Sustainable Oakland

The City of Oakland is committed to becoming a model sustainable city. – a community in which all people have the opportunity to live safe, healthy and fulfilling lives. Protecting a clean and ecologically healthy environment; growing a strong economy; maintaining quality housing affordable and accessible to Oakland residents; and fostering a safe, equitable and vibrant community are all critical components of this vision.

The Sustainable Oakland program, launched by the Oakland City Council as the Sustainable Community Development Initiative in 1998, works to advance Oakland's sustainable development through innovative programs and practices addressing social equity, improved environmental quality, and sustainable economic development. Program activities include: fostering inter-agency cooperation to address key sustainability problems and opportunities and improve performance; tracking and reporting on sustainability performance; promoting Oakland's sustainability story; advising on opportunities to improve sustainability performance; performing community outreach; fostering communication between the Citywide stakeholders; and seeking innovative ways to finance sustainability improvements.

In recognition of the leadership and actions of the Oakland community, Oakland ranked 9th among the largest 50 U.S. cities in 2008 in overall sustainability performance³⁸. The City of Oakland has adopted a range of significant policies and implemented a number of programs and projects that help to reduce climate pollution, green the city and move us toward our goal of becoming a model sustainable city. Individual choices, resourceful collaborations, and the tremendous dedication and efforts of community members all contribute to help conserve energy, curb global climate change, reduce our dependence on oil and polluting vehicles, create green jobs, grow green businesses, reduce waste, enhance our built environment, restore creeks, and green the natural environment in which we live.

Affordable Housing Strategies

Affordable housing is a major policy priority for the City of Oakland. The City has had an active housing development program for nearly 25 years, and has assisted in the development of thousands of units of newly constructed and substantially rehabilitated housing for very low, low and moderate

³⁸ See Sustainlane, <http://www.sustainlane.com/us-city-rankings/>

income families, seniors and people with special needs. The City has also devoted substantial resources to preservation of the existing housing stock, including homes owned by low income families, and to expanding opportunities for low income renters to become homeowners.

The City's affordable housing strategy is outlined in the Consolidated Plan for Housing and Community Development prepared in May 2005. The Consolidated Plan – which is required as part of the City's federally-funded housing and community development programs – sets forth the City's needs, market conditions, strategies, and actions for addressing the housing needs of very low and low income households. The plan is designed to achieve the following goals:

- Increase and maintain the supply of affordable supportive housing for low-income and special needs populations, including the homeless,
- Create a suitable living environment through neighborhood revitalization and improvements in public facilities and services, and
- Expand economic opportunities for lower income households.

Key components of this strategy are outlined below.

Expand the supply of affordable rental housing (Rental Housing Production).

The City provides funding to nonprofit and for profit developers to develop affordable housing through new construction and substantial rehabilitation. Major funding sources include Oakland Redevelopment Agency tax increment funds and the federal HOME program. The City also provides funding to nonprofit developers for certain predevelopment expenses.

Preserve the supply of affordable rental housing.

The City provides funding to nonprofit and for profit developers to preserve existing affordable housing at risk of converting to market-rate housing. Funding will be provided from HOME and Redevelopment Agency funds to the extent that the Federal and State funding sources are insufficient for this purpose. Use restrictions are extended for the maximum feasible period, and owners will be required to commit to renew project-based rental assistance contracts so long as renewals are offered. The City supports efforts to secure Federal, State and private funding for these projects.

Expand the supply of affordable ownership housing (Ownership Housing Production).

The City provides funding to nonprofit and for profit developers to develop affordable homeownership units. Major funding sources include Oakland Redevelopment Agency tax increment funds and the federal HOME program. The City generally seeks to make such housing permanently affordable by imposing recorded resale controls. It is possible that the specific affordability mechanisms will be modified to respond to changing market conditions and to balance long term affordability with the objective of allowing homebuyers to retain sufficient equity to move up in the housing market at a future date, thus making the assisted units available to more first-time homebuyers. Regardless of the specific mechanisms, the City will strive to ensure that new ownership housing remains affordable for at least 45 years.

Expand ownership opportunities for first time homebuyers (Homebuyer Assistance).

The City is engaged in a variety of efforts to provide opportunities for first-time homebuyers to purchase homes. The Mortgage Assistance Program provides deferred payment second mortgages to low and very low income homebuyers. Another program provides down payment assistance to low and moderate income public safety employees (police and fire) and to Oakland teachers. Other programs provided by the City and by organizations with whom the City has developed partnership include counseling and education for first-time homebuyers, and efforts to provide new and innovative mortgage products.

Improve existing housing stock (Housing Rehabilitation)

Much of Oakland's housing stock is old and in need of repair and renovation. The City uses CDBG, HOME and Redevelopment tax increment funds to assist moderate, low and extremely low income homeowners to rehabilitate their homes. Funds are targeted to the City's Community Development Districts to stimulate revitalization of low and moderate income neighborhoods. The City's Housing Rehabilitation include programs to correct major code deficiencies, make emergency and minor repairs, and abate lead-based paint hazards.

Provide rental assistance for extremely and very low income families (Rental Assistance).

For very low income households, especially those with incomes less than 30 percent of median income, capital subsidies alone are insufficient. The City actively supports efforts by the Oakland Housing Authority to obtain additional Section 8 vouchers, and to find new ways to make those vouchers more effective, including the provision of project-based assistance.

Implement a "Housing First" homeless strategy via Oakland's Permanent Access to Housing Plan (PATH Plan).

This program is run in parallel to an Alameda County-wide program called the EveryOne Home plan. Both EveryOne Home and PATH are based on a "Housing First" model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. What differentiates a Housing First approach is that the immediate and primary focus is on helping individuals and families quickly access and sustain permanent housing. The City of Oakland uses a combination of Federal, State and local funds for PATH plan implementation.

Develop housing with supportive services for seniors and people with disabilities.

The City provides financial assistance (with HOME and Redevelopment tax increment financing), primarily to augment federal assistance, such as HUD 202 and Section 811, to develop new affordable housing with appropriate supportive services for seniors and for people with disabilities. The City also administers Federal grant funds such as CDBG-funded Access Improvement Program and for the Oakland metropolitan area under the Housing Opportunities for Persons With AIDS (HOPWA) program.

Remove impediments and promote fair housing and expanded housing choices (Fair Housing).

The City provides financial support to organizations that provide residents with counseling, information, and legal advice and referrals. The City's Fair Housing programs are targeted to moderate, low and extremely low income residents. As a part of this effort, investigation of fair housing complaints and enforcement of fair housing laws will continue to be funded as part of the

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effort to expand fair housing choices. Fair Housing programs support minorities, persons with disabilities, seniors, families with children and other protected classes.

In 2006, a Blue Ribbon Commission (BRC) was convened by the City Council to develop recommendations for a comprehensive housing strategy to ensure that housing (both rental and ownership) is affordable to all income levels within the City. The BRC made six recommendations (note that these policy recommendations have not yet been implemented but will continue to be discussed during Housing Element planning period):

1. Adopt an inclusionary housing ordinance for new ownership housing with more than 20 units with a phase in of inclusionary percentages from 5 to 20% over a three year period and depending if it is on-site or off-site inclusionary units;
2. Increase the Redevelopment Agency's contribution to the Low and Moderate Income Housing Fund from 25 to 35% within 2 years and up to 50% within 5 years;
3. Adjust affordability targeting requirements to households at or below 60% area median income (AMI) with a preference for 30% AMI;
4. Sponsor and support a ballot measure to issue a general obligation bond in the amount of \$200 million to assist with the development of rental and ownership housing;
5. Encourage support for a policy that requires that real estate transfer taxes generated from new housing construction be used to support affordable housing;
6. Two alternatives for a condominium conversion policy were proposed since there was no consensus on a single policy proposal.

In February 2008, Mayor Dellums proposed a comprehensive housing policy based on findings from the 2006-07 Blue Ribbon Commission. The Mayor's Housing Policy Proposal contains the following elements (note that these policy recommendations have not yet been implemented but will continue to be discussed during Housing Element planning period.):

Inclusionary Zoning: Establish an Inclusionary Zoning Ordinance to ensure that low and moderate income households benefit from market rate development, and to promote economic integration in new developments. (Inclusionary percentages and phase-in proposals were similar to BRC.)

Condominium Conversions: Modify the City's existing Condominium Conversion Ordinance to ensure that conversions provide affordable homeownership opportunities for Oakland renters while protecting the City's supply of rental housing.

Rent Adjustment Program: Simplify provisions of the Rent Adjustment Program and eliminate current loopholes that lead to substantial rent increases for existing tenants.

Return Foreclosed Properties to Housing Supply: Establish a program to ensure that foreclosed properties do not become a blighting influence on neighborhoods and that these housing resources are occupied again as soon as possible. This will require additional funds from an increase to the Low and Moderate Housing fund set-aside or by using non-housing redevelopment funds.

Expand Existing Homebuyer and Homeowner Rehabilitation Programs: Expand and improve existing City programs to provide assistance to moderate income homebuyers and homeowners to allow them to remain in their homes.

Expand Funding Resources for Affordable Housing and Homelessness: Increase the amount of redevelopment agency tax-increment funds dedicated to affordable housing and target those funds to the most serious housing needs.

Resource Constraints

The analysis contained in previous chapters has shown the tremendous magnitude of unmet housing needs in Oakland and the gap between the market cost of housing and the ability of low- and moderate-income households to pay for housing. The Housing Element is intended to complement the strategies in the City's Consolidated Plan, which focuses on the needs of very low- and low-income households; redevelopment project area plans, which address a range of land use, transportation, environmental, and economic issues; and other City initiatives, such as the Downtown and Major Corridors housing program and the Oakland Sustainable Community Development Initiative, the staff of which is preparing an Energy and Climate Action Plan to reduce Greenhouse gas emissions in Oakland.

As noted in Chapter 4, the City has limited resources with which to address these needs and only a small fraction can be addressed during the time frame of this Housing Element. The amount of assistance required per household is much higher for those with the lowest incomes. This is particularly true for housing programs that produce housing that will remain affordable for many years. The City attempts to maximize the impact of these resources by leveraging other funds wherever possible, particularly from private sources and other public sources. To the extent possible, the City also provides local resources to address housing needs.

The City focuses its limited financial resources on programs that assist households with the greatest needs. In addition, most of the funding sources for the City's programs carry restrictions on who can be assisted. This means that very low-income and low-income households receive the highest priority for most housing assistance programs. Seniors, persons with disabilities, large families, and immigrant populations also have particularly high priority needs for which special programs and funding sources are targeted.

On the other hand, the City uses a variety of planning and regulatory tools to promote housing for all economic levels and household types. While some of these tools are designed specifically to encourage affordable housing, others are intended to promote the development of housing for moderate and above-moderate income households, too. The City's zoning update process is intended to craft regulations which encourage the construction of new housing near transit and along the major commercial corridors. The policies outlined below contain a mix of financial and regulatory tools.

B. GOALS AND POLICIES

Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups

Policy 1.1 DOWNTOWN AND MAJOR CORRIDOR HOUSING PROGRAM

The City will target development and marketing resources in the downtown and along the City's major corridors that are easily accessible to transit, jobs, shopping and services.

Action 1.1.1 Site Identification

Conduct an inventory of vacant and underutilized land along the San Pablo, Telegraph, Foothill/Bancroft, International and MacArthur corridors, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.

Action 1.1.2 Assist Developers with Site Assembly

Assist developers in assembling underutilized parcels within redevelopment project areas to create more viable sites for future housing development. For affordable housing developments, financing for site acquisition and predevelopment may be available (see actions 2.1.2 and 2.1.3). In some instances, the Agency will consider the use of its power of eminent domain to acquire individual parcels needed to complete the assembly of sites for downtown housing projects.

Action 1.1.3 Expedited Review

Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to the Major Projects Unit for priority permit processing, management tracking of applications, and scheduling of public hearing for completed applications.

Action 1.1.4 Sale of Agency-Owned Property for Downtown Housing

The City's Redevelopment Agency will make Agency-owned sites available for redevelopment. The Agency will solicit Requests for Proposals (RFPs) from interested developers to construct housing on the Agency-owned sites. RFPs will be posted on the City's web site and distributed directly to developers, including nonprofit housing providers.

Action 1.1.5 Homeless and Supportive Shelters

To comply with the requirements of SB 2, the City will start a public rezoning process to identify the appropriate zoning district(s) where emergency shelters could be located without a Conditional Use Permit or other planning-related discretionary permit. This process will result in public hearings before the Planning Commission and City Council. The City will, within one year of the adoption of the Housing Element, adopt new regulations for siting emergency shelters.

This Housing Element does not dictate the zone where emergency shelters will be allowed; rather, it contains four options of potential zones where emergency shelters could be permitted without a conditional use permit. The following four options identify potential zones and characteristics of the zones where emergency shelters could be outright permitted.

1. CIX-1 or I-O

CIX-1 Commercial Industrial Mix: (278 parcels located in near the Port of Oakland in west Oakland)

I-O Industrial Office Zone (102 parcels located in east Oakland near the Hegenberger/ I-880 interchange.)

There is a sufficient capacity in either CIX-1 (278 parcels) or I-O (102 parcels) to accommodate the need for emergency shelters. These new zoning districts, adopted in 2008, conform to the City's General Plan and are located near transit. CIX-1 permits a wide variety of businesses and related commercial and industrial establishments. Similarly, I-O is intended to create and support areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments in a campus-style setting. Based on the mix of uses encouraged by these zones, it may be appropriate to operate an emergency shelter in such a mix of uses.

2. New Commercial Zoning Districts

The Strategic Planning Division is undergoing a Citywide Zoning update which will create zones that implement the General Plan. Potential new commercial zones, which have not yet been adopted, might be appropriate for emergency shelter: a regional commercial zone (comparable to C-36), or a zone where light industrial uses are permitted (comparable to existing C-60 zones, or C-45 zones, which currently conditionally permits emergency shelters).

C-36 Gateway Boulevard Service Commercial (67 parcels located near Hegenberger Road in east Oakland)

C-45 Community Shopping Commercial (151 parcels located near downtown and the 580 freeway, and small portions of the waterfront.)

C-60 City Service Commercial (81 parcels located near downtown and the I-580 freeway)

Based on the number of parcels in the existing zoning for regional commercial (67) or light industrial commercial (a total of 232), and assuming that the new zoning will be roughly equivalent in terms of area and location, there would be sufficient capacity to accommodate the need for emergency shelters.

3. Permit emergency shelters in a zone where they are conditionally permitted currently

All existing higher density residential zones (R-60 through R-90) conditionally permit emergency shelters, as do the majority of commercial zones (C-5, C-10, C-25, C-27, C-28, C-30, C-31, C-35, C-40, C-45, C-51, C-52, C-55, and HBX-1, 2, & 3). Through the zoning update process, we will identify a zone that is appropriate for emergency shelters. The criteria would include zones with a light industrial mix of uses, or located downtown or in regional commercial destinations. Additional criteria would be demonstrated capacity. The potential zone would have to have a minimum number of parcels with development potential.

4. Permit emergency shelters in M-40 Heavy Industrial Zone.

There are 121 parcels in this Heavy Industrial zone, located in areas along Oakland's waterfront, demonstrating sufficient capacity. The City's winter emergency shelter is operated in this zone.

As part of the public rezoning process to comply with SB 2, staff will spell out the criteria used for evaluating the appropriate zone or zones to be recommended for the new shelter regulations. This criteria could include: presence of environmental contamination; access to transit; adjacent uses; and/ or the compatibility with the surrounding neighborhood. In the future SB 2 rezoning, staff will also propose objective development standards for facilities which might be built as a result of the rezoning, including maximum number of beds, provision of onsite management, length of stay, and security. However, per state law, emergency shelters can only be subject to development and management standards that apply to residential or commercial uses within the same zoning district.

Action 1.1.6 Streamline Environmental Review

Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).

Policy 1.2 AVAILABILITY OF LAND

Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation.

Action 1.2.1 Update the City's Zoning Planning Code and Zoning Map

Update the Planning Code and Development Control Maps (Zoning Maps) to be consistent with the General Plan Land Use and Transportation Element adopted in 1998 to ensure that there is an adequate supply of residentially zoned land at sufficient densities to accommodate existing and future housing needs. Density increases will be directed toward the Growth and Change Areas as depicted on the General Plan Strategy Diagram (Figure 3, Land Use and Transportation Element).

Action 1.2.2 Interim Development Guidelines

Until completion of the zoning update, continue to implement the "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations" which provide the rules and procedures for determining allowable uses and densities ("best fit" zones) when the current zoning is inconsistent with the General Plan. Often these determinations result in buildings with higher density than current zoning permits.

Action 1.2.3 Land Inventory (Opportunity Sites)

Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's web site after the City Council adopts the Housing Element.

Policy 1.3 APPROPRIATE LOCATIONS AND DENSITIES FOR HOUSING

Consistent with the General Plan Land Use and Transportation Element adopted in 1998, review and revise the residential development regulations with the intent of encouraging and sustaining a diverse mix of housing types and densities throughout the City for all income levels.

Action 1.3.1 Residential Densities

As specified in the General Plan, update the Planning Code to increase residential densities along major transit corridors, around selected BART stations, in the Central Business District, and in the Jack London waterfront district and encourage the production of housing for all income levels.

Action 1.3.2 Mixed-Use Development

Consistent with the General Plan Urban Residential land use classification, update the Planning Code and Development Control Map to rezone designated commercial areas along San Pablo Avenue, Telegraph Avenue, MacArthur Boulevard, Foothill Boulevard and International Boulevard to higher density residential uses or to urban residential mixed use zoning districts to allow mixed use developments that include a combination of retail, office, and residential uses in the same project or on the same site. See Action 7.5.1.

Action 1.3.3 High Density Residential Development Standards

As part of the Planning Code update, development standards which incorporate design standards will be reviewed to ensure high quality design of multi-family and high density residential development. Conditional Use Permit (CUP) thresholds for multi-family housing will be reviewed. In many zones the existing thresholds for major and minor CUP requirements are set too low. Where appropriate, and as recommended in earlier chapters of the Housing Element, CUP requirements will be modified to raise the thresholds for minor and major CUPs. Open space and parking standards for multi-family development will also be reviewed and modified where appropriate.

Action 1.3.4 Transit Oriented Development

City will evaluate the existing S-15 Transit Oriented Development zone, and determine if its development standards for areas near transit stations or major transit nodes are achieving their stated intent of allowing higher density housing with commercial development in close proximity to the West Oakland and Fruitvale BART stations. The City will undertake a Specific Plan for the area around the Lake Merritt BART station, and will study the possibility of higher density housing in this area. (repeated in Action 7.3.4).

Action 1.3.5 Promote new housing opportunities in the Estuary Area.

With the start (in 2009) of the planning process for a Central Estuary Specific Plan, and the possibility of resolution of the legal challenges to the Oak to Ninth project, new housing might be built in the timeframe of the Housing Element where former industrial uses predominate.

Policy 1.4 SECONDARY UNITS

Support the construction of secondary units in single-family zones and recognize these units as a source of affordable housing.

Action 1.4.1 Secondary Unit -Parking Solutions

Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of the Planning Code update.

Policy 1.5 MANUFACTURED HOUSING

Provide for the inclusion of mobile homes and manufactured housing in appropriate locations.

Action 1.5.1 Mobile Homes and Factory-Built Housing

Continue to implement City adopted regulations that allow mobile homes and manufactured housing in single-family residential districts.

Policy 1.6 ADAPTIVE REUSE

Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.

Action 1.6.1 Live/Work Conversions

Allow the conversion of existing industrial and commercial buildings to joint work/live units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.

Policy 1.7 REGIONAL HOUSING NEEDS

The City of Oakland will strive to meet its fair share of housing needed in the region.

Action 1.7.1 Accommodate at Least 14,629 New Housing Units

Designate sufficient sites, use its regulatory powers, and provide financial assistance to accommodate at least 14,629 dwelling units between January 2007 and June 2014. This sum represents the City's share of the region's housing needs as estimated by ABAG. The City will encourage the construction of at least 7,140 units for very low-, low-, and moderate-income households.

Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households

Policy 2.1 AFFORDABLE HOUSING DEVELOPMENT PROGRAMS

Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.

Action 2.1.1 New Construction and Substantial Rehabilitation Housing Development Program

Issue annual Notice of Funding Availability (NOFA) reports for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.

Action 2.1.2 Housing Predevelopment Loan and Grant Program

Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.

Policy 2.2 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.

Action 2.2.1 First Time Homebuyer Programs

Continue to operate the Mortgage Assistance Program and Public Safety Officers and Teachers Down Payment Assistance Program to provide financial assistance for first-time homebuyers.

Action 2.2.2 Section 8 Homeownership

Work with the Oakland Housing Authority to develop an effective program to utilize Section 8 assistance for homeownership. The City will determine if this new federal program is feasible given the market cost of housing in Oakland and the low incomes of program participants.

Action 2.2.3 Scattered-Site Single Family Acquisition and Rehabilitation Program (Neighborhood Stabilization Program)

The City of Oakland proposes to address vacant or abandoned housing due to foreclosures by using HUD's Neighborhood Stabilization Program funding to address blight caused by abandoned foreclosed homes. Once funds have been secured, they will be used to purchase and rehabilitate single family homes for re-sale or rental.

Policy 2.3 DENSITY BONUS PROGRAM

Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very low-, low-, and moderate-income households and/or seniors.

Action 2.3.1 Density Bonus Ordinance

Continue to implement the City's density bonus. Currently, the City permits density bonuses of 25 percent for projects that provide at least:

- 20 percent of their units for low income households, or
- 10 percent of their units for very low income households, or
- 50 percent of their units for seniors, or
- 50 percent of their units for persons of moderate income and 10 percent of their units for persons of low incomes, or
- at least 20 percent of the total units of a residential condominium housing development for moderate income households.

The City may conditionally permit density bonuses between 25 and 100 percent for projects that provide additional affordable units.

Oakland has levels of affordability for the density bonus, as defined in Section 17.107.020 of the Planning Code, which are different from state law; the City's practice is nevertheless to follow state law. The City plans to adopt amendments to the Planning Code to codify its practice and the state law requirements (Government Code Section 65915) within a year of the adoption of this Housing Element.

**Policy 2.4 SUPPORT MAYOR AND CITY COUNCIL'S DISCUSSION OF
ADOPTING A COMPREHENSIVE HOUSING POLICY**

The City will continue to consider a comprehensive housing policy that addresses concerns from all constituents. Policy elements will include those discussed in the February 2008 Housing Policy Proposals submitted by the Mayor and members of the City Council. Those include the following:

Action 2.4.1 Inclusionary Zoning

Work to achieve agreement between the private development community and Oakland citizens to include affordable units in redevelopment areas and other large market-rate housing developments. Areas of negotiation might include determining inclusionary requirement and phase-in timelines, amount of in-lieu fees, types of income targeting, framework for affordable rents and pricing, and a system of monitoring and enforcement.

Action 2.4.2 Revision of Condominium Conversion

Consider modifications to the Condominium Conversion Ordinance with possible goals that include the promotion of ownership and protection of existing rental housing stock.

Action 2.4.3 Revision of other existing Housing Programs

Consider modifications to the following programs: Modify Rent Adjustment Program (see Policy Goal 5.3), Expand the Homebuyer and Homeowner Rehabilitation Programs (see Policy Goals 2.2 and 4.1), and Expand Resources for Affordable Housing and Homelessness (Policy Goals 2.1 and 2.10).

Policy 2.5 PERMANENTLY AFFORDABLE HOMEOWNERSHIP

Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.

Action 2.5.1 Community Land Trust Program

Consider a program for a citywide community land trust to acquire and own land for development of owner-occupied housing for lower-income families. Ownership of the land by a community-based land trust will ensure that the housing remains permanently affordable.

Action 2.5.2 Resale Controls

Continue to utilize in financing agreements for City-assisted development projects to ensure that units remain permanently affordable through covenants running with the land.

Policy 2.6 SENIORS AND OTHER PERSONS WITH SPECIAL NEEDS

Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.

Action 2.6.1 Housing Development Program

Provide financial assistance to developers of housing for seniors and persons with special needs to supplement funding available through HUD's Section 202 and Section 811 programs.

Action 2.6.2 Housing for Persons with AIDS/HIV

Provide housing and associated supportive services for persons with AIDS/HIV through a combination of development of new housing, project-based assistance in existing affordable

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

Action 2.6.3 Accessible Units in New Federally-Assisted Housing

All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.

Policy 2.7 LARGE FAMILIES

Encourage the development of affordable rental and ownership housing units that can accommodate large families.

Action 2.7.1 Housing Development Program

Provide points in competitive funding allocations for projects that include a higher proportion of units with three or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.

Policy 2.8 EXPAND LOCAL FUNDING SOURCES

Increase local funding to support affordable housing development and develop new sources of funding.

Action 2.8.1 Consider Increase Redevelopment Housing Set-Aside

In 2001, the Redevelopment Agency increased the amount it contributes to the Low and Moderate Income Housing Fund to 25% of tax increment revenues, an increase from the statutorily-mandated 20%. As noted above, the City's Blue Ribbon Commission on Housing and the Mayor have proposed further increasing this contribution. Also, starting in 2012, a number of the redevelopment project areas in Oakland will be reaching their time limits on the effectiveness of their redevelopment plans; in order to extend these time limits by another 10 years, as permitted under Health and Safety Code Section 33333.10, the Redevelopment Agency will be required to increase its contribution to the Low and Moderate Income Housing Fund to 30%, and to limit the amount of Low and Moderate Income Housing Funds that are used to subsidize moderate income housing.

Action 2.8.2 Jobs/Housing Impact Fee

Continue to implement existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.

Policy 2.9 RENTAL ASSISTANCE

Increase the availability of rental assistance for very low-income households.

Action 2.9.1: Expansion of Section 8 Vouchers

Work with the Oakland Housing Authority to obtain additional funding from the federal government for more Section 8 rental assistance for very low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.

Policy 2.10 PATH STRATEGY FOR THE HOMELESS

Implement the City's Permanent Access to Housing (PATH) Strategy to end and prevent homelessness and to increase housing opportunities to the homeless through acquisition, rehabilitation and construction of over 7,000 housing, master leasing and short-term financial assistance.

Action 2.10.1 Provide outreach programs to those who are homeless or in danger of becoming homeless

The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, and counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through City's Permanent Access to Housing (PATH) Strategy to end homelessness.

Action 2.10.2 Support programs that help prevent renters and homeowners from becoming homeless

The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, and that provide counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency housing issues. Prevention services and programs will be funded under the City's newly adopted PATH Strategy to End Homelessness.

Action 2.10.3 Provide shelter programs to the homeless and special needs populations

The City will continue to fund programs that are in line with the City's PATH Strategy to End Homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintenance of stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.

Action 2.10.4 Provide transitional housing programs to those who are ready to transition to independent living

The City will continue to fund and support as part of the PATH Strategy, transitional housing programs with services to homeless families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining or returning to self-sufficiency.

Action 2.10.5 Support development of permanent housing affordable to extremely low income households

The City will continue to seek ways to provide housing affordable to extremely low income households, including those moving from transitional housing, by supporting funding from the state and federal levels, including project-based Section 8 rental assistance. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.

Action 2.10.6 Coordinate actions and policies that affect the extremely low income population of Alameda County

The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources.

Action 2.10.7 Advocate for policies beneficial to the extremely low income and homeless populations of Oakland

The City continues to advocate for an expansion of Federal funding for the Section 8 program. The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons

Policy 2.11 PROMOTE AN EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING THROUGHOUT THE COMMUNITY

The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.

Action 2.11.1 Provide incentives for location of City-assisted developments in areas of low concentration of poverty

In its annual competitions for the award of housing development funds, the City and Redevelopment Agency will give preference to projects in areas with low concentrations of poverty.

Action 2.11.2 Reduce concentrations of poverty in large public housing developments

The City will continue to work with the Oakland Housing Authority to use HOPE VI financing to redevelop the most troubled of its large public housing developments. Dependent on funding, existing developments will be demolished and replaced with new developments that contain a mix of income levels and housing types, including public housing for extremely low and very low income households, assisted rental units for very low and low income households; and homeownership for low and moderate income households. Potential developments include completion of Lion Creek Crossing (formerly Coliseum Gardens) and Tassafaronga.

Action 2.11.3 Continue to use Section 8 vouchers to assist very low income families obtain housing in a wider range of neighborhoods

The Oakland Housing Authority will continue its outreach efforts to encourage broader participation by property owners in the Section 8 tenant-based voucher program. Vouchers provide very low income families with the opportunity to rent housing in areas that normally would not be affordable to them.

Policy 2.12 AFFORDABLE HOUSING PREFERENCE FOR OAKLAND RESIDENTS AND WORKERS

Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of

Oakland and/or Oakland Redevelopment Agency funds provided through its annual Notice of Funding Availability process.

Action 2.12.1 Oakland Resident and Worker Housing Preference Policy Resolution

Households with at least one member who qualifies as a City of Oakland resident or worker will get first preference. All other households will get second preference. There is no minimum length of residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.

Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups

Governmental Constraints

Policy 3.1 EXPEDITE AND SIMPLIFY PERMIT PROCESSES

Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.

Action 3.1.1: Allow Multifamily Housing

Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.

Action 3.1.2: Special Needs Housing

Continue to allow special needs housing and shelter by conditional use permit in specified residential and commercial zones. The City intends to process amendments to the Planning Code to comply with the provisions of SB 2 within a year of adoption of the Housing Element.

Action 3.1.3: Discretionary Permits

Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City. The City is intends to process amendments to the Planning Code to comply with the provisions of SB 2 (specifically the provision to review transitional or other supportive housing in the same manner as multi-family housing), within a year of adoption of the Housing Element.

Action 3.1.4: "One-Stop" Permit Process

Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.

Action 3.1.5: Assign Priority to Affordable Housing

Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.

Action 3.1.6: Expedite Environmental Review

Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate. .

Action 3.1.7: Secondary Units

Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.

Policy 3.2 FLEXIBLE ZONING STANDARDS

Allow flexibility in the application of zoning, building, and other regulations.

Action 3.2.1 Alternative Building Code Standards

Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).

Action 3.2.2 Planned Unit Development Zoning

Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).

Action 3.2.3 Flexible Parking Standards.

Study and consider implementing reductions in the parking standards in the proposed Planning Code revision.

Action 3.2.4 Flexible Open Space Standards

To increase the residential density and to reduce per-unit development costs, study and consider reducing the amount of open space required in high density Downtown projects in the Planning Code revision.

Policy 3.3 DEVELOPMENT FEES AND SITE IMPROVEMENT REQUIREMENTS

Reduce the cost of development through reasonable fees and improvement standards.

Action 3.3.1: Project Review Process and Development Agreements

Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant on- and off-site environmental impacts.

Action 3.3.2: Development Fees

Consider impact fees to mitigate actual impacts on City infrastructure and services, while balancing the need to minimize costs for new housing development.

Policy 3.4 INTERGOVERNMENTAL COORDINATION

Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.

Action 3.4.1: Multiple Agency Reviews

Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review.

Non-Governmental Constraints

Policy 3.5 FINANCING COSTS

Reduce financing costs for affordable housing development.

Action 3.5.1: Access to Low-Cost Financing for Development

Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Goal 2.)

Action 3.5.2: Access to Low-Cost Financing for Home Purchase

Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Actions 2.2.1 through 2.2.3.)

Policy 3.6 ENVIRONMENTAL CONSTRAINTS

Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.

Action 3.6.1 Remediation of Soil Contamination

Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.

Policy 3.7 COMMUNITY OUTREACH AND EDUCATION

Increase public acceptance and understanding of affordable development and issues through community outreach.

Action 3.7.1 Community Outreach Program

Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.

Goal 4: Conserve and Improve Older Housing and Neighborhoods

Policy 4.1 HOUSING REHABILITATION LOAN PROGRAMS

Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very low and low-income households.

Action 4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing

Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using the following programs:

- HMIP Deferred Loan Program
- Alameda County Minor Home Repair Grant Program
- Emergency Home Repair Program
- Lead Hazard Control and Paint Program
- Seismic Safety Incentive Program
- Neighborhood Housing Rehabilitation Program
- Access Improvement Program
- Central City East Homeownership Program
- Neighborhood Stabilization Program

Action 4.1.2 Rehabilitation Loans for Owner-Occupied Buildings with 2 to 4 Units

Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.

Action 4.1.3 Vacant Housing Acquisition and Rehabilitation Program (V-HARP – West Oakland Only)

Modify the existing V-HARP program to fund with West Oakland Low/Mod Housing Funds for use on properties in West Oakland. The program provides loans for the acquisition and rehabilitation of vacant buildings of 1 to 20 units or the construction of 1 to 20 units of new housing on vacant, blighted properties. Rehabilitated units will be made available for ownership or rental housing for lower-income households.

Policy 4.2 BLIGHT ABATEMENT

To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.

Action 4.2.1 Anti-Blight Programs

Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.

Action 4.2.2 Housing Code Enforcement

Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the property for the cost of the repairs.

Action 4.2.3 Problem Properties Program

City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.

Action 4.2.4 Vacant Building Registration Program

Pending approval of Oakland City Council, program will address foreclosure actions by requiring owners and others who control vacant residential and non-residential buildings to register properties that have been vacant for more than 45 days. Requiring early identification of vacant buildings will incentivize owners to maintain their properties and will allow Code Enforcement to pro-actively monitor neighborhoods before the accumulated effects of trespassers, blight, pollutants, and vectors impact these areas. A situational database will also assist Police and Fire when responding to emergency calls for service. Enforcement actions will include financial penalties and incentives.

Action 4.2.5 Tax Default Foreclosure Sales Program

City staff is working with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's first right of refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.

Policy 4.3 HOUSING PRESERVATION AND REHABILITATION

Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizen and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the two-year Mills Act program.

Action 4.3.1 Property Relocation Assistance

Notify the public of the opportunity to purchase and relocate a home, prior to the sale of any homes acquired for any public improvement project.

Action 4.3.2 Housing Repairs for Seniors and People with Disabilities

Support programs in select Redevelopment program areas and possibly city-wide operated by local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. After 7/1/09 city-wide services are contingent upon award of funding.

Action 4.3.3 Senior Counseling Programs (Home Equity Conversion)

Support programs operated by local nonprofit organizations to assist seniors to remain in their homes through home equity conversion loans and home sharing programs. After 7/1/09 services are contingent upon award of funding.

Action 4.3.4 Access Improvement Program

Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.

Action 4.3.5 Acquisition and Rehabilitation of Foreclosed Properties (Neighborhood Stabilization Program)

The City of Oakland proposes to acquire and rehabilitate abandoned housing due to foreclosures by using HUD's Neighborhood Stabilization Program funding to address blight caused by abandoned foreclosed homes. Once funds have been secured, they will be used to purchase and rehabilitate housing for re-sale or rental.

Action 4.3.6 Continuing Implementation of Mills Act contracts

In 2009, the City will continue to market and publicize the program in the second year of its two-year pilot; the City will offer 20 Mills Act contracts to stimulate the restoration of historic properties.

Goal 5: Preserve Affordable Rental Housing

Policy 5.1 PRESERVATION OF AT-RISK HOUSING

Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market rate housing.

Action 5.1.1 Monitoring and Preservation

Monitor the status of federally assisted projects to identify those at-risk of converting to market rate housing. Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.

Action 5.1.2 Contact with Owners of At-Risk Buildings

Contact owners to advise them of new notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.

Action 5.1.3 Financial Assistance for Preservation Projects

Award preference points under the City's Housing Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.

Action 5.1.4 Project Based Section 8 Assistance

Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.

Policy 5.2 SUPPORT FOR ASSISTED PROJECTS WITH CAPITAL NEEDS

Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.

Action 5.2.1 Advocacy for State and Federal Financing

Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.

Action 5.2.2 Funding for Capital Needs--Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings)

Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing.

The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG, HOME, and Redevelopment Agency Low/Moderate Income Housing Funds.

Policy 5.3 RENT ADJUSTMENT PROGRAM

Continue to administer programs to protect existing tenants from unreasonable rent increases.

Action 5.3.1 Rent Adjustment Ordinance

Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.

Action 5.3.2 Just Cause for Eviction Ordinance

Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of residential tenants to specified causes and provides remedies.

Action 5.3.3 Ellis Act Protections Ordinance

Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code, §7060, et seq.).

Policy 5.4 PRESERVATION OF SINGLE ROOM OCCUPANCY HOTELS

Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely low-income households.

Action 5.4.1 Project Based Section 8 Assistance

Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance for residential hotels (in addition to other housing types—see Policy 5.1.4) both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.

Action 5.4.2 Residential Hotel Conversion/Demolition Protections

Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.

Policy 5.5 LIMITATIONS ON CONVERSION OF RESIDENTIAL PROPERTY TO NON-RESIDENTIAL USE

Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.

Action 5.5.1 Residential Property Conversion Ordinance

Continue to require a Conditional Use Permit prior to converting a residential use to a non-residential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.

**Policy 5.6 LIMITATIONS ON CONVERSION OF RENTAL HOUSING TO
 CONDOMINIUMS**

Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.

Action 5.6.1 Condominium Conversion Ordinance

Continue to implement Planning code provisions in the existing ordinance that restrict conversions. As noted in Action 2.4.2, the City might consider revisions to provide more opportunities for affordable home ownership, especially to allow existing tenants to purchase their rental units. Such changes to the Condominium Conversion Ordinance need to be balanced against the need for the preservation to rental housing. Changes to this ordinance may be made only if adopted by the City Council following appropriate public notice.

**Policy 5.7 PRESERVE AND IMPROVE EXISTING OAKLAND HOUSING
 AUTHORITY-OWNED HOUSING**

Action 5.7.1 Redevelopment of Large Public Housing Developments

The City will continue to work with the Oakland Housing Authority to use HOPE VI or similar financing to redevelop its large public housing developments. Dependent on funding, existing developments will be demolished and replaced one for one at equivalent affordability levels with new developments that contain a mix of income levels and housing types, including public housing for extremely low and very low income households, assisted rental units for very low and low income households; and homeownership for low and moderate income households. Potential developments include completion of Lion Creek Crossing (formerly Coliseum Gardens) and Tassafaronga.

Action 5.7.2: Disposition and Rehabilitation of Scattered Site Public Housing

As approved by HUD, the Oakland Housing Authority plans to transfer approximately 1,615 scattered site housing units to new ownership with the intent of renovating those units. OHA will commit and maintain the affordability of the scattered sites units to yield no less than an equal number of units approved for disposition (i.e. one-for-one replacement at equivalent affordability levels). The OHA will seek to obtain Section 8 tenant protection vouchers for all families occupying the scattered site units, and will not proceed with disposition until an adequate number of vouchers have been awarded. To the extent possible, OHA will seek to provide Project-Based Section 8 assistance to the renovated units. The units approved for disposition and any replacement units will be restricted to and affordable to families with incomes at or below 60% of area median income (AMI) for a period of no less than 55 years. As units become vacant, vacancies will be filled using the Authority's waitlist, or an equivalent site-based waitlist. Additionally, the rental income and sales proceeds will be used to repair, manage, maintain and provide services to the scattered site units, or to public housing units, and/or develop or acquire replacement units on larger sites.

Goal 6: Promote Equal Housing Opportunity

Policy 6.1 FAIR HOUSING ACTIONS

Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary.

Action 6.1.1 Funding for Fair Housing Organizations

Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, disseminate information through the mail and the media.

Action 6.1.2 Housing Search Assistance for People with Disabilities

Provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing. After 7/1/09 services are contingent upon award of funding.

Action 6.1.3 Affirmative Fair Marketing

Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.

Policy 6.2 REASONABLE ACCOMMODATIONS

Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services

Action 6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies

The City's Office of ADA Compliance will continue to ensure that requirements for accessibility are met throughout the City's programs.

Action 6.2.2 Develop and Publicize Administrative Procedures

City will develop written guidelines, clarifying and publicizing the existing administrative procedures for granting reasonable accommodation for all planning permits; to be followed by an ordinance amending the Planning Code, codifying these procedures, no later than one year after adoption of the Housing Element.

Policy 6.3 PROMOTE REGIONAL EFFORTS TO EXPAND HOUSING CHOICE

Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing

Action 6.3.1: Regional Housing Needs Allocation

Actively participate in future Regional Housing Needs Allocation processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.

Policy 6.4 FAIR LENDING

Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.

Action 6.4.1 Community Credit Needs Assessment

Conduct bi-annual assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.

Action 6.4.2 Community Reinvestment Activities Linked to Banking

Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.

Action 6.4.3 Predatory Lending Controls

Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer information on how to avoid predatory lending.

Goal 7: Promote Sustainable Development and Sustainable Communities

Policy 7.1 SUSTAINABLE RESIDENTIAL DEVELOPMENT PROGRAMS

Develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.

Action 7.1.1 Promote Green Building Design for Private Development

Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center.

Action 7.1.2 Remove Barriers to Green Building Design for Private Development

Review zoning and building code, and other policy documents, for barriers to green building design; remove barriers through legislative process.

Action 7.1.3 Consider Requiring Green Building Design for Private Development

Consider adopting an Ordinance that requires all private development to demonstrate compliance with an approved green building standard (e.g. LEED, Green Point Rated).

Action 7.1.4 Require Green Building Design requirements for City-funded Development

At all City-funded housing developments, continue to require achievement of green building standards, and to meet the threshold of at least 50 points in Build it Green's GreenPoint Rated program.

Policy 7.2 MINIMIZE ENERGY CONSUMPTION

Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.

Action 7.2.1 Energy and Climate Action Plan

Consider opportunities and develop a prioritized comprehensive plan to minimize consumption of energy through conservation and efficiency and to increase use of energy from renewable energy technologies.

Action 7.2.2 Alternative Energy Production

Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, landscaping, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Provide information and tools such as a solar energy generation calculator to assist the public in capitalizing on opportunities to generate renewable energy.

Action 7.2.3 Technical Assistance

Continue to educate people about the advantages of energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior levels of energy efficiency.

Policy 7.3 ENCOURAGE DEVELOPMENT THAT REDUCES CARBON EMISSIONS

Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.

Action 7.3.1 Infill Planning Code Requirements

As part of the Planning Code update process, review property development standards for small infill lots, and in those areas where there is a mix of residential and commercial land uses, to assist with appropriate residential development on challenging sites.

Action 7.3.2 Transit Proximity

As part of the Planning Code revisions, craft new zoning districts which implement the Land Use and Transportation Element of the General Plan's policy of increasing residential density in close proximity to transit.

Action 7.3.3 Mixed Use Development Incentives

Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. These incentives will be specified in the updated Planning Code. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips. See Actions 1.3.2 and 3.2.3.

Action 7.3.4 Transit-Oriented Development

Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to the BART stations in West Oakland, Fruitvale and on MacArthur Blvd. The City has begun a Specific Plan for the area around the Lake Merritt BART station, and will study the possibility of higher density housing (repeated from Action 1.3.4).

Action 7.3.5 Implement SB 375 provisions when adopted

Implement the provisions of State and regional agency rule-making, following their adoption.

Policy 7.4 MINIMIZE ENVIRONMENTAL IMPACTS FROM NEW HOUSING

Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.

Action 7.4.1 Compact Building Design

Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking.

Action 7.4.2 Water Consumption

Encourage, where feasible, best practices in the installation of water-efficient technologies, greywater systems and the use of water collected on-site. In affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage.

Action 7.4.3 Waste Reduction

Encourage, where feasible, multifamily developments to comply with the City's Zero Waste Plan.

Action 7.4.4 Foster Healthy Indoor Air Quality

Encourage, where feasible, the use of low-VOC materials to improve indoor air quality (e.g., paints, adhesives).

Action 7.4.5 Recycled content of Building Materials

Encourage, where feasible, the use of building materials with high recycled content.

Action 7.4.6 Re-Use of Building Materials

Encourage, where feasible, the re-use of building materials to reduce construction waste. Also encourage the reuse and rehabilitation of the City's historic building stock, using the General Plan's goal D6.2 as a guide.

Policy 7.5 Promote Household Health and Wellness by Conducting Health Impact Assessments

Encourage linkage of land use planning with public health planning as a way to improve the health of Oakland's residents, reduce personal and government health costs and liabilities, and create more disposable income for housing.

Action 7.5.1 Health Impact Assessments and Specific Planning Processes

The City will conduct community driven Specific Plans for the Central Estuary area and the Lake Merritt area that will use health impact assessments to identify opportunity sites and constraints. The process for employing health impact assessments will be fine-tuned through these Specific Planning processes for possible use in other city policy decisions and development proposals.

Action 7.5.2 Health Impact Assessments and the City's Standard Conditions of Approval

The City will explore the possibility of incorporating standard health impact assessment indicators (similar to San Francisco's Healthy Development Measurement Tool) into the City's Planning Code approval criteria for conditional use permits and design review for larger developments.

Action 7.5.3 Health Impact Assessments and the Zoning Update

Through the citywide zoning update, the City will explore the theory of neighborhood completeness. Neighborhood nodes should be identified, as well as the resident composition and accessible services. Zoning decisions should be based on social justice and equity considerations. Spatial data should be used to support the location of permitted activities i.e., resident's access to food systems, and walkability and bike access in neighborhoods.

Goal 8: Increase Public Access to Information through Technology

Policy 8.1 ELECTRONIC DOCUMENT MANAGEMENT SYSTEM

As part of a comprehensive update to the City's Permit Tracking System, the City should increase public access to information on City policies, programs, regulations, permit processes, and the status of specific parcels through electronic means.

Action 8.1.1 Document Access

The City expects to make public the Electronic Document Management (EDMS)/ Permit and Code Enforcement Tracking System (PCETS), available for viewing through the City's web site, in 2009. This system will provide the public with electronic access to documents and information related to development permits and activities including a large collection of planning documents conveniently organized and searchable via address, parcel, or permit number providing public access to records related to development for each property in the City of Oakland.

Action 8.1.2 Permit Processes and Code Enforcement

Subject to available funding, the EDMS/PCETS system will support web-based collaboration with internal and external agencies for quick resolution of permit projects, code enforcement issues, and plan reviews. The system will provide smart links (automatic look-ups) with agencies from which the City needs information to process permits, place liens on properties, and conduct other actions. The system will expedite permit processing and code enforcement actions.

Action 8.1.3 E-Government Services

Through the EDMS/PCETS system, Oakland will seek to provide citizens with easy access to land development services and documents through various communication channels, including the City's web site, fax, e-mail, integrated voice response system (IVRS), telephone, and in-person at satellite offices.

Action 8.1.4 Customer Relationship Management

Through the EDMS/PCETS system, service requests and complaints submitted will be immediately routed to the responsible City division and/or individual. Work orders will be issued and resolution monitored. Requests will be mapped to the City's GIS for quick reference. A common view of each customer will be available to all staff with access to the EDMS/PCETS. Targeted and random citizen surveys will be conducted to obtain feedback, to be administered via the City's web site, fax, IVRS, call center, and in-person.

Policy 8.2 ON-LINE ACCESS TO INFORMATION

Expand the availability of information regarding meetings, hearings, programs, policies and housing-related issues through development and improvement of its web site.

Action 8.2.1 Public Notices and Documents

Notices of meetings, agendas, minutes and staff reports for bodies such as the Planning Commission and various task forces and working groups will continue to be posted on the City's web site.

Action 8.2.2 Housing and Community Development Web Site

Maintain a web site for the Housing and Community Development Division to provide comprehensive information on housing loan and grant programs, assisted housing development, rent adjustment, housing and services for the homeless, City policies and plans, and housing-related data and links to other resources.

Policy 8.3 GEOGRAPHIC INFORMATION SYSTEM

Update the City's Geographic Information System (GIS) to provide more accurate and user-friendly access to information about parcels and neighborhoods.

Action 8.3.1 Update GIS Parcel Layer

Update the Parcel Layer of its GIS to provide accurate boundaries and data for each land parcel in the City, including data from the County Assessor's database as well as data from other sources.

Action 8.3.2 Web-Based GIS

Enhance the web-based GIS system, allowing developers and the public to access detailed information about parcels and neighborhood characteristics.

C. IMPLEMENTATION PROGRAM

State law requires the Housing Element to include an implementation schedule that specifies responsible agencies, potential funding sources, timeframes, and anticipated results (quantified objectives).

Table 7-1 below provides an implementation schedule for each of the actions listed above under Goals and Policies. Agencies with the notation "CEDA" are divisions within the City's Community and Economic Development Agency. The three-part numbers (for example, 1.1.1) in Table 7-1 correspond to the numbered actions described above.

Following the implementation schedule, Chapter 8 contains a summary table of quantified objectives (Table 8-1) that contains projections and goals for new housing construction, rehabilitation, and conservation. Quantified objectives are contained in a separate table to provide a more concise summary, and to avoid double-counting because specific accomplishments may be the result of several actions working together.

Marketing and Outreach for the City's Assisted Housing Programs

Goals 2, 4, 5, and 6 address the City's housing assistance programs (development, rehabilitation, rental assistance, etc.) for lower income households. The action statements associated with these goals provide summary descriptions. More information on these programs is included in Appendix D. To promote its housing assistance programs and make program participants aware of funding availability, the City has:

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- created a web site for its Housing and Community Development Division that includes extensive information on all of its loan and grant programs, including electronic copies of its annual Notice of Funding Availability (NOFA) for development of affordable housing;
- distributed housing program and NOFA information to organizations receiving City funding in prior years and to others upon request;
- worked with nonprofit and for-profit housing and service providers to promote the City's housing assistance programs to their clients; and
- provided information to local media to advertise the availability of programs.

In almost every instance, the demand for Oakland's housing assistance programs far outstrips the available resources, so the City's promotional efforts appear to be effective in informing potential program participants of the availability of funding.

**Table 7-1
Implementation Program**

Actions ¹	Agency	Approximate Timeframe	Funding	
Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups				
Policy 1.1: Downtown and Major Corridors Housing Program				
1.1.1	Site Identification	Planning & Zoning (CEDA), Redevelopment (CEDA)	Keep updated inventory on the City's website	Redevelopment Funds
1.1.2	Assistance with Site Assembly	Redevelopment (CEDA)	Ongoing, 2007 – 2014	Redevelopment Low/Mod Housing Fund
1.1.3	Expedited Review in the Downtown	Planning & Zoning (CEDA)	Ongoing, 2007 – 2014	Permit Fees
1.1.4	Sale of Agency-Owned Property	Redevelopment (CEDA)	Ongoing, 2007 – 2014	Redevelopment Funds
1.1.5	Homeless and Supportive Shelters	Planning & Zoning (CEDA)	Adopt amendment to the Planning Code, within one year of Housing Element adoption, which identifies the appropriate zoning district(s) where emergency shelters could be built without a Conditional Use Permit.	Permit Fees
1.1.6	Streamline Environmental Review	Planning & Zoning (CEDA)	2007 – 2009	Permit Fees
Policy 1.2: Availability of Land				
1.2.1	Update the Planning Code and Map	Planning & Zoning (CEDA)	December 2009	Permit Fees
1.2.2	Interim Development Guidelines	Planning & Zoning (CEDA)	Effective until the citywide zoning update is complete.	Permit Fees
1.2.3	Land Inventory (Opportunity Sites)	Planning & Zoning (CEDA), Redevelopment (CEDA)	Post to City's website within 90 days of adoption and final certification (by Cal HCD) of Housing Element (see also Table C-9).	Permit Fees

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Policy 1.3: Appropriate Locations and Densities for Housing				
1.3.1	Increase Residential Densities	Planning & Zoning (CEDA), Redevelopment (CEDA)	December 2009	Permit Fees
1.3.2	Mixed Use Development	Planning & Zoning (CEDA)	December 2009	Permit Fees
1.3.3	High Density Residential Development Standards	Planning & Zoning (CEDA)	December 2009	Permit Fees
1.3.4	Transit Oriented Development	Planning & Zoning (CEDA)	June 2010	Permit Fees
1.3.5	New Live/Work Housing	Planning & Zoning (CEDA)	December 2009	Permit Fees
Policy 1.4: Secondary Units				
1.4.1	Secondary Unit Review Process	Planning & Zoning (CEDA)	July 2011	Permit Fees
Policy 1.5: Manufactured Housing				
1.5.1	Mobile Homes and Factory Built Housing	Planning & Zoning (CEDA)	Ongoing, 2007 – 2014	Permit Fees
Policy 1.6: Adaptive Reuse				
1.6.1	Live/Work Conversions	Planning & Zoning (CEDA)	December 2009	Permit Fees
Policy 1.7: Regional Housing Needs				
1.7.1	Accommodate 14,629 New Housing Units	Planning & Zoning (CEDA)	Initial implementation as part of 1998 General Plan update; final implementation to be completed as part of Planning Code update in December 2009	General Plan Surcharge Fee; Permit Fees

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households				
Policy 2.1: Affordable Housing Development Programs				
2.1.1	New Construction and Substantial Rehab Housing Development Program	Housing & Community Development – Housing Development Services (CEDA)	Ongoing, 2007 - 2014	HOME, HUD, CALHFA, Redevelopment Low/Mod Housing Fund, County, misc. State/Federal housing programs, AHP private funds
2.1.2	Housing Predevelopment Loan and Grant Program	Housing & Community Development – Housing Development Services (CEDA)	Ongoing, 2007 - 2014	Redevelopment Low/Mod Housing Fund, Housing Bond Funds
Policy 2.2: Affordable Homeownership Opportunities				
2.2.1	First Time Homebuyer Programs	Housing & Community Development – Homeownership Programs (CEDA)	Ongoing, 2007 - 2014	Redevelopment Low/Mod Housing Fund, Mortgage Credit Certificates, State Housing Funds (CALHFA, HCD), Private Lenders
2.2.2	Section 8 Homeownership	Housing Authority	Ongoing, 2007 – 2014	Section 8 Program
2.2.3	Scattered-Site Single Family Acquisition and Rehabilitation Program (Neighborhood Stabilization Program)	Housing & Community Development – Residential Lending Services (CEDA)	Adopted December 2008	HUD Neighborhood Stabilization Program

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Policy 2.3: Density Bonus Program				
2.3.1	Density Bonus Ordinance	Planning & Zoning (CEDA)	Ongoing, –within one year of adoption of the Housing Element, adopt planning code amendments to update the density bonus.	Permit Fees
Policy 2.4: Comprehensive Housing Policy				
2.4.1	Inclusionary Zoning	Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	
2.4.2	Revision of Condominium Conversion Ordinance	Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	
2.4.3	Revision of Other Existing Housing Programs	Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	
Policy 2.5: Permanently Affordable Homeownership				
2.5.1	Community Land Trust Program	Housing & Community Development (CEDA)	Consider new program development	
2.5.2	Resale Controls	Housing & Community Development (CEDA)	Ongoing, 2007 - 2014	HOME, HUD, CALHFA, Redevelopment Low/Mod Housing Fund, County, misc. State/Federal housing programs, AHP private funds

**Table 7-1
Implementation Program**

Actions ¹	Agency	Approximate Timeframe	Funding	
Policy 2.6: Seniors and Other Special Needs				
2.6.1	Housing Development Program	Housing & Community Development – Housing Development Services (CEDA)	Ongoing, 2007 – 2014	HOME, CalHFA, State Supportive Housing Funds, HOME, Redevelopment Low/Mod Housing Fund, HUD, Tax Credits, AHP
2.6.2	Housing For Persons With AIDS/HIV	Housing & Community Development (CEDA) Community Housing Services (DHS)	Ongoing, 2007 – 2014	HOME, Supportive Housing Program, Private Funds, HOPWA, Redevelopment Housing Set-Aside Fund, State and Federal Tax Credits, State Housing Funds (CalHome Help Programs)
2.6.3	Accessible Units in New Federally-Assisted Housing	Housing & Community Development – Residential Lending Services (CEDA)	Ongoing, 2007 – 2014	HOME
Policy 2.7: Large Families				
2.7.1	Housing Development Program	Housing & Community Development – Housing Development Services (CEDA)	Ongoing, 2007 – 2014	HOME, HUD, CALHFA, Redevelopment Low/Mod Housing Fund, County, misc. State/Federal housing programs, AHP private funds

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Policy 2.8: Expand Local Funding Sources				
2.8.1	Consider Increase in Redevelopment Housing Set-Aside	Redevelopment (CEDA), Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	Redevelopment Low/Mod Housing Funds
2.8.2	Jobs/Housing Impact Fee	Housing & Community Development (CEDA), Planning Services (CEDA)	Ongoing, 2007 - 2014	Permit Fees
Policy 2.9: Rental Assistance				
2.9.1	Expansion of Section 8 Vouchers	Housing Authority	Ongoing, 2007 - 2014	Housing Authority Administrative Funds, Section 8 Program
Policy 2.10: PATH Strategy for the Homeless				
2.10.1	Homeless Outreach Programs	Community Housing Services (DHS)	Ongoing, 2007 – 2014	General Fund, HCD/ESG, HUD/CDBG
2.10.2	Support Programs to Help Renters and Homeowners From Becoming Homeless	Housing & Community Development (CEDA) Community Housing Services (DHS)	Ongoing, 2007 – 2014	General Fund, HCD/ESG, HUD/CDBG, Redevelopment Agency
2.10.3	Shelter Programs	Community Housing Services (DHS)	Ongoing, 2007 – 2014	General Fund, HCD/ESG, HUD/CDBG
2.10.4	Transitional Housing Programs	Community Housing Services (DHS)	Ongoing, 2007 – 2014	General Fund, HUD/CDBG, HUD Supportive Housing, Alameda County Funds

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
2.10.5	Development of Permanent Housing for Extremely Low Income	Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	Redevelopment Agency Low and Moderate Income Housing Fund, HUD/HOME, Section 8
2.10.6	Coordinate Actions and Policies for the Extremely Low Income	Housing & Community Development (CEDA) Community Housing Services (DHS)	Ongoing, 2007 – 2014	General Fund, HUD/ESG, HUD/CDBG, HUD/Supportive Housing
2.10.7	Advocate Policies for the Extremely Low Income and the Homeless	Housing & Community Development (CEDA) Community Housing Services (DHS)	Ongoing, 2007 – 2014	General Fund, HUD/ESG, HUD/CDBG, HUD/Supportive Housing
Policy 2.11: Promote and Equity Distribution of Affordable Housing Throughout the Community				
2.11.1	Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty	Housing & Community Development – Housing Development Services (CEDA)	Ongoing, 2007 – 2014	HOME, HUD, CALHFA, Redevelopment Low/Mod Housing Fund, County, misc. State/Federal housing programs, AHP private funds
2.11.2	Reduce Concentrations of Poverty in Large Public Housing Developments	Oakland Housing Authority Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	HUD/HOPE VI, Redevelopment Agency Low and Moderate Income Housing Fund, HUD/HOME

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
2.11.3	Continue to Use Section 8 Vouchers to Assist Very Low Income Families Obtain Housing In a Wider Range of Neighborhoods	Oakland Housing Authority	Ongoing, 2007 – 2014–	Section 8 Program
Policy 2.12: Affordable Housing Preference for Oakland Residents and Workers				
2.12.1	Oakland Resident and Worker Housing Preference Policy Resolution	Housing & Community Development (CEDA)	Write new policy for adoption during Housing Element planning period 2007-2014.	
Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups				
Policy 3.1: Expedite and Simplify Permit Processes				
3.1.1	Allow Multifamily Housing	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
3.1.2	Special Needs Housing	Planning & Zoning (CEDA)	Amend Planning Code within one year of Housing Element adoption and certification by Cal HCD.	Permit Fees
3.1.3	Discretionary Permits	Planning & Zoning (CEDA)	Amend the Planning Code within one year of Housing Element adoption and certification by Cal HCD.	Permit Fees
3.1.4	“One-Stop” Permit Process	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
3.1.5	Assign Priority to Affordable Housing	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
3.1.6	Expedite Environmental Review	Planning & Zoning (CEDA)	Ongoing, 2007-2014 (see also Action 1.1.5)	Permit Fees
3.1.7	Secondary Units	Planning & Zoning (CEDA)	See Action 1.4.1	Permit Fees

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Policy 3.2: Flexible Zoning Standards				
3.2.1	Alternative Building Code Standards	Planning & Zoning (CEDA)	Ongoing, ~2007-2014	Permit Fees
3.2.2	Planned Unit Development Zoning	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
3.2.3	Flexible Parking Standards	Planning & Zoning (CEDA)	2010	Permit Fees
3.2.4	Flexible Open Space Standards	Planning & Zoning (CEDA)	2010	Permit Fees
Policy 3.3: Development Fees and Site Improvement Requirements				
3.3.1	Project Review Process and Development Agreements	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
3.3.2	Development Fees	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
Policy 3.4: Intergovernmental Coordination				
3.4.1	Multiple Agency Reviews	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
Policy 3.5: Financing Costs				
3.5.1	Access to Low-Cost Financing for Development	Housing & Community Development (CEDA)	See Housing Programs Under Goal 2	See Housing Programs Under Goal 2
3.5.2	Access to Low-Cost Financing For Home Purchase	Housing & Community Development (CEDA)	See Programs 2.2.1 and 2.2.3	See Programs 2.2.1 and 2.2.3
Policy 3.6: Environmental Constraints				
3.6.1	Remediation of Soil Contamination	Housing & Community Development (CEDA)	Investigate potential funding sources	

**Table 7-1
Implementation Program**

Actions ¹	Agency	Approximate Timeframe	Funding	
Policy 3.7: Community Outreach and Education				
3.7.1	Community Outreach Program	Planning & Zoning (CEDA), Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	Permit Fees
Goal 4: Conserve and Improve Older Housing and Neighborhoods				
Policy 4.1: Housing Rehabilitation Loan Programs				
4.1.1	Rehabilitation Loan Programs for Owner-Occupied Housing	Housing & Community Development – Residential Lending Services (CEDA)	Ongoing, 2007 – 2014	CDBG, HOME, Redevelopment Housing Set-Aside Fund, State Housing Funds (CalHome and HELP Programs)
4.1.2	Rehabilitation Loans for Owner- Occupied Buildings With 2 To 4 Units	Housing & Community Development – Residential Lending Services (CEDA)	Ongoing, 2007 – 2014	CDBG, HOME, Redevelopment Housing Set-Aside Fund, State Housing Funds (CalHome and HELP Programs)
4.1.3	Vacant Housing Acquisition and Rehabilitation Program (West Oakland Only)	Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	Redevelopment Low/Mod Housing Fund
Policy 4.2: Blight Abatement				
4.2.1	Anti-Blight Programs	Building Services (CEDA)	Ongoing, 2007 – 2014	Permit Fees; fees/fines charged to property owners, state/federal grants

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
4.2.2	Housing Code Enforcement	Building Services (CEDA)	Ongoing, 2007 – 2014	Permit Fees; Property Liens, Fines
4.2.3	Problem Properties Program	Building Services (CEDA)	Ongoing, 2007 – 2014	Permit Fees
4.2.4	Vacant Building Registration Program	Building Services (CEDA)	Ongoing, 2007 – 2014	Permit Fees
4.2.5	Tax Default Foreclosure Sale Program	Building Services (CEDA)	Ongoing, 2007 – 2014	Permit Fees
Policy 4.3: Housing Preservation				
4.3.1	Housing Relocation	Redevelopment – Real Estate Unit (CEDA)	Ongoing, 2007 – 2014	Varies, depending on funds used for the specific project.
4.3.2	Housing Repairs for Seniors and People with Disabilities	Housing & Community Development – Residential Lending Services, CDBG, Programs & Redevelopment – Project Areas: BMSP, CCE, WO (CEDA)	Ongoing, 2007 – 2014	Redevelopment Non-housing Funds and Low/Mod Funds (West Oakland Special Housing Program only), CDBG funding after 7/1/09 for city-wide services are contingent upon award of funding.
4.3.3	Senior Counseling Programs	Housing & Community Development – CDBG Programs (CEDA)	2007 – 2009; Continued funding contingent upon successful application for the award of funds.	CDBG funding after 7/1/09 for city-wide services are contingent upon award of funding.

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
4.3.4	Access Improvement Program	Housing & Community Development – Residential Lending Services	Ongoing, 2007 – 2014	CDBG
4.3.5	Acquisition and Rehabilitation of Foreclosed Homes	Housing & Community Development – Residential Lending Services & CDBG Programs (CEDA)	Ongoing, 2007 – 2014	HUD Neighborhood Stabilization Program
4.3.6	Continuing Implementation of Mills Act Contracts	Housing & Community Development – CDBG Programs (CEDA)	Ongoing, 2007 – 2014	CDBG
Goal 5: Preserve Affordable Rental Housing				
Policy 5.1: Preservation of At-Risk Housing				
5.1.1	Monitoring and Preservation	Housing & Community Development (CEDA)	Annual, 2007-2014 City will identify projects at highest-risk each year (that could convert within the next 24 months)	Redevelopment Low/Mod Housing Fund, HOME
5.1.2	Contact With Owners of At-Risk Buildings	Housing & Community Development (CEDA)		Redevelopment Low/Mod Housing Fund, HOME
5.1.3	Financial Assistance for Preservation Projects	Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	Federal Preservation Programs (HUD), State Programs, HOME, Redevelopment Housing Set-Aside Funds, Tax Credits
5.1.4	Project Based Section 8 Assistance	Housing & Community Development (CEDA)	Ongoing, 2007 – 2014	Section 8 Program

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Policy 5.2: Support for Assisted Projects with Capital Needs				
5.2.1	Advocacy for State and Federal Financing	Housing & Community Development (CEDA)	Ongoing, 2007-2014	General Fund, HOME, Redevelopment Low/Mod Housing Fund
5.2.2	Funding for Capital Needs	Housing & Community Development (CEDA)	Ongoing, 2007-2014	HOME, CDBG, Redevelopment Agency, State housing programs, Tax credits/equity, Private lenders and Foundations See Action 5.1.3 for additional funding options
Policy 5.3: Rent Adjustment Program				
5.3.1	Rent Adjustment Ordinance	Rent Adjustment Board (CEDA)	Ongoing, 2007-2014	Registration Fees
5.3.2	Just Cause for Eviction Ordinance	Rent Adjustment Board (CEDA)	Ongoing, 2007-2014	Registration Fees
5.3.3	Ellis Act Protections Ordinance	Rent Adjustment Board (CEDA)	Ongoing, 2007-2014	Registration Fees
Policy 5.4: Preservation of Single Room Occupancy Hotels				
5.4.1	Project Based Section 8 Assistance	Housing Authority	Seek annual funding	Section 8 Program
5.4.2	Residential Hotel Conversion/Demolition Protections	Housing & Community Development (CEDA)	Ongoing, 2007-2014	General Fund, Permit Fees, Redevelopment Low/Mod Housing Fund

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use				
5.5.1	Residential Property Conversion Ordinance	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
Policy 5.6: Limitations on Conversion of Rental Property to Condominiums				
5.6.1	Condominium Conversion Ordinance	Planning & Zoning (CEDA)	Ongoing, 2007-2014	Permit Fees
Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing				
5.7.1	Redevelopment of Large Public Housing Developments	Oakland Housing Authority Housing & Community Development (CEDA)	Ongoing, 2007-2014	HUD/HOPE VI, Redevelopment Agency Low and Moderate Income Housing Fund, HUD/HOME
5.7.2	Disposition and Rehabilitation of Scattered Site Public Housing	Oakland Housing Authority Housing & Community Development (CEDA)	Ongoing, 2007-2014	HUD/HOPE VI, Redevelopment Agency Low and Moderate Income Housing Fund, HUD/HOME
Goal 6: Promote Equal Housing Opportunity				
Policy 6.1: Fair Housing Actions				
6.1.1	Funding for Fair Housing Organizations	Housing & Community Development – CDBG Programs (CEDA)	Ongoing, 2007-2014	CDBG
6.1.2	Housing Search Assistance for People with Disabilities	Housing & Community Development – CDBG Programs (CEDA)	Ongoing, 2007-2014	CDBG

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
6.1.3	Affirmative Fair Marketing	Housing & Community Development (CEDA)	Ongoing, 2007-2014	CDBG, HOME
Policy 6.2: Reasonable Accommodations				
6.2.1	Incorporate Reasonable Accommodations	City Manager, Office of ADA Compliance	Ongoing, 2007-2014	General Fund, CDBG
6.2.2	Develop and publicize written guidelines, to be followed by an ordinance, for granting reasonable accommodation for all planning permits	Zoning Administrator	Within one year of Housing Element adoption and certification by Cal HCD.	Permit Fees
Policy 6.3: Promote Regional Efforts to Expand Housing Choice				
6.3.1	Regional Housing Needs Allocation	Planning & Zoning (CEDA), Housing & Community Development (CEDA)	Ongoing, 2007-2014	Permit Fees
Policy 6.4: Fair Lending				
6.4.1	Community Credit Needs Assessment	Housing & Community Development – Homeownership Programs (CEDA), Financial Services Agency, Treasury Division	Ongoing, 2007-2014	Housing Bond Income

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
6.4.2	Community Reinvestment Activities	Housing & Community Development – Homeownership Programs (CEDA), Financial Services Agency, Treasury Division	Ongoing, 2007-2014	Housing Bond Income
6.4.3	Predatory Lending Controls	Housing & Community Development – Homeownership Programs (CEDA), Financial Services Agency, Treasury Division	Ongoing, 2007-2014	Housing Bond Income
Goal 7: Promote Sustainable Development and Sustainable Communities				
Policy 7.1: Sustainable Residential Development Programs				
7.1.1	Promote Green Building Design for Private Development	Building Services (CEDA)	Ongoing, 2007-2014	Permit Fees
7.1.2	Remove Barriers to Green Building Design for Private Development	Building Services (CEDA)	Ongoing, 2007-2014	Permit Fees
7.1.3	Consider Requiring Green Building Design for Private Development	Building Services (CEDA)	2007-2009	Permit Fees
7.1.4	Require Green Building Design requirements for City-funded Development	Building Services (CEDA)	Ongoing, 2007-2014	Permit Fees

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Policy 7.2: Minimize Energy Consumption				
7.2.1	Energy and Climate Action Plan	Environmental Services (PWA), with input from all agencies	2009	Bay Area Air Quality Management District Grant and Williams Settlement
7.2.2	Alternative Energy Production	Planning & Zoning (CEDA) Building Services (CEDA) Environmental Services (PWA),	Ongoing, 2007-2014	Permit Fees; Williams Settlement
7.2.3	Technical Assistance	Building Services (CEDA)	Ongoing, 2007-2014	Permit Fees
Policy 7.3: Foster Low-Carbon Emissions and Development				
7.3.1	Infill Planning Code Requirements	Planning & Zoning (CEDA)	Ongoing 2007-2014	Permit Fees
7.3.2	Transit Proximity	Planning & Zoning (CEDA)	Ongoing 2007-2014	Permit Fees
7.3.3	Mixed Use Development Incentives	Planning & Zoning (CEDA)	Ongoing 2007-2014	Permit Fees
7.3.4	Transit-Oriented Development	Planning & Zoning (CEDA)	Ongoing 2007-2014	Permit Fees
7.3.5	Implement SB 375 provisions when adopted	Planning & Zoning (CEDA)	Ongoing 2008-2014	Permit Fees
Policy 7.4: Minimize Environmental Impacts from New Housing				
7.4.1	Compact Building Design	Planning & Zoning (CEDA), Building Services (CEDA)	Ongoing, 2007-2014	Permit Fees
7.4.2	Water Conservation	Planning & Zoning (CEDA), Building Services (CEDA)	Ongoing 2007-2014	Permit Fees

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
7.4.3	Waste Reduction	Planning & Zoning (CEDA), Building Services (CEDA)	Ongoing 2007-2014	Permit Fees
7.4.4	Foster Healthy Indoor Air Quality	Planning & Zoning (CEDA), Building Services (CEDA)	Ongoing 2007-2014	Permit Fees
7.4.5	Recycled content of Building Materials	Planning & Zoning (CEDA), Building Services (CEDA)	Ongoing 2007-2014	Permit Fees
7.4.6	Re-Use of Building Materials	Planning & Zoning (CEDA), Building Services (CEDA)	Ongoing, 2007-2014	Permit Fees
Policy 7.5: Promote Household Health and Wellness by Conducting Health Impact Assessments				
7.5.1	Health Impact Assessments and Specific Planning Processes	Planning & Zoning (CEDA)	Ongoing, 2009-2010	Permit Fees
7.5.2	Health Impact Assessments and the City's Standard Conditions of Approval	Planning & Zoning (CEDA)	Ongoing, 2009	Permit Fees
7.5.3	Health Impact Assessments and the Zoning Update	Planning & Zoning (CEDA)	Ongoing, 2009-2010	Permit Fees
Goal 8: Increase Public Access to Information through Technology				
Policy 8.1: Implementation an Electronic Document Management System				
8.1.1	Document Access	All CEDA divisions	By December 2012	Permit Fees, Service Charges
8.1.2	Permit Processes and Code Enforcement	All CEDA divisions	By December 2012	Permit Fees, Service Charges

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
8.1.3	E-Government Services	All CEDA divisions	By December 2012	Permit Fees, Service Charges
8.1.4	Customer Relationship Management	All CEDA divisions	By December 2012	Permit Fees, Service Charges
Policy 8.2: On-Line Access to Information				
8.2.1	Public Notices and Documents	All CEDA divisions	Ongoing, 2007 – 2012	Permit Fees, Service Charges
8.2.2	Housing & Community Development Web Site	Housing and Community Development (CEDA)	Ongoing, 2007-2014 (current web site to undergo periodic updating and improvement)	Permit Fees
Policy 8.3: Geographic Information System				
8.3.1	Update GIS Parcel Layer	Planning & Zoning, Housing and Community Development (CEDA)	Ongoing through 2014	Permit Fees
8.3.2	Web-Based GIS	Planning & Zoning, Housing and Community Development (CEDA)	Ongoing through 2014	Permit Fees

¹For a complete description of each action, see the Goals and Policies section that precedes Table 7-1.

8. QUANTIFIED OBJECTIVES

State law (California Government Code Section 65583[b]) requires that the City's Housing Element contain quantified objectives, relative to the maintenance, preservation, improvement, and development of housing. The California Department of Housing and Community Development's website publication, *Building Blocks for Effective Housing Elements*, recommends that housing elements contain three broad categories of quantified objectives: new construction, rehabilitation, and conservation. A subset of the conservation objective is the preservation of at-risk subsidized rental housing.

While the City has identified sites sufficient to meet its entire Regional Housing Needs Allocation, the City does not anticipate having sufficient financial resources to ensure that the entire need for very low, low and moderate income units will be met. A substantial portion of the City's resources are anticipated to be devoted to assisting households with the greatest needs – very-low and low income households.

Table 8-1 on the following page provides a summary of the City's quantified objectives for these broad categories by income level. **These objectives are a reasonable estimate of what the City may be able to achieve based on projects that are currently underway but not yet completed, historical rates of funding and completion, and estimates of likely funding resources over the next five years.**

**Table 8-1
City of Oakland Quantified Objectives (2009 - 2014)**

Activity Type	Estimated Number of Units				
	by Affordability Level				
	Extremely Low	Very Low	Low	Moderate	Total
New Housing Construction¹					
Units Built	250	1,350	300	100	2,000
Housing Rehabilitation²					
Substantial Rehab	70	530	200	--	800
Moderate and Minor Home Rehab ³	300	600	300	--	1,200
Housing Conservation/Preservation					
At-Risk Units (See Ch. 3, Table 3-51)	200	168	100	--	468
Reconstruction of Large Public Housing Developments	104	30	--	--	134
Oakland Housing Authority (Scattered Sites)	840	240	120	--	1,200
Homebuyer Assistance					
Mortgage & Down payment Assistance	25	25	150	150	350

¹Includes units for multi-family rental, homeownership, senior, special needs, and permanent supportive housing. Estimate is based on units currently planned or approved, and funded, as well as an estimate of the number of additional units that can be completed by 2014 with present levels of local financial resources.

²Includes substantial rehabilitation of rental or public housing units.

³Includes existing City of Oakland programs such as: Emergency Home Repair, Home Maintenance and Improvement, Lead-Safe Housing, and Minor Home Repair.

APPENDIX A: HOUSING CONDITION SURVEY METHODOLOGY

The following methodology was used for the housing condition survey in the previous Housing Element. The City is relying on the results of this survey for the 2007 – 2014 Housing Element as representative of the current condition of the housing stock in Oakland. The City conducted a sample survey of exterior housing conditions in March 2002. The sample was drawn by census tract to include a representation of neighborhoods by housing type, age, income level, and tenure. The survey was conducted as an exterior assessment of housing conditions (“windshield survey”) according to a rating process and methodology similar to that recommended by the California Department of Housing and Community Development for the selection of target areas for housing rehabilitation programs. To reduce the potential for sampling bias, the surveyors followed a random driving path in each of the neighborhoods included in the survey.

The survey included the following components and assigned a rating factor (point score) to each component:

- foundation
- roof
- siding
- doors and windows
- electrical system (if visible)

The housing condition survey included 1,217 housing units in ten census tracts that were geographically dispersed throughout the City. Because one two of the census tracts covered part of downtown and West Oakland (where there are several mid- to high-rise housing developments), the survey results was more heavily weighted toward multifamily units than the percentage citywide. The estimate of citywide housing rehabilitation need was statistically corrected by weighting the multifamily and single-family results to reflect the actual percentage of each of these types of housing units in Oakland.

Housing/Property Condition Survey Form

APPROXIMATE AGE

<10 years 11-20 years 21-30 years 31-50 years 50 + years

STRUCTURE TYPE

Single Family	<input type="checkbox"/>	Multi-family	<input type="checkbox"/>
Manufactured Home	<input type="checkbox"/>	(# of unity _____)	
Duplex	<input type="checkbox"/>	Other	<input type="checkbox"/>
		(Explain _____)	

DWELLING UNIT CONDITION

- | | | | |
|---|-----------------------------|---------------------------|-----------------------------|
| A. Foundation | | Need complete replacement | 10 <input type="checkbox"/> |
| Good Condition | 0 <input type="checkbox"/> | Single Pane Windows | 5 <input type="checkbox"/> |
| Cracked/broken, but reparable | 5 <input type="checkbox"/> | | |
| Needs partial replacement | 10 <input type="checkbox"/> | | |
| Needs complete replacement | 20 <input type="checkbox"/> | | |
| No foundation | 25 <input type="checkbox"/> | | |
| Not visible (from car) | 0 <input type="checkbox"/> | | |
| | | | |
| B. Roofing | | | |
| Good Condition | 0 <input type="checkbox"/> | | |
| Cracked/broken/curled shingles/
shakes (incl. broken downspouts
& rain gutters) | 5 <input type="checkbox"/> | | |
| Needs partial re-roofing | 10 <input type="checkbox"/> | | |
| Needs complete re-roofing | 20 <input type="checkbox"/> | | |
| Roof structure needs replacement
(roofline is bowed, wavy or uneven) | 25 <input type="checkbox"/> | | |
| | | | |
| C. Siding (incl. fascia boards & gables) | | | |
| Good Condition | 0 <input type="checkbox"/> | | |
| Needs repainting | 3 <input type="checkbox"/> | | |
| Cracked/broken in spots, but
reparable | 5 <input type="checkbox"/> | | |
| Needs replacement
(siding is too deteriorated to repair) | 10 <input type="checkbox"/> | | |
| Not visible | 0 <input type="checkbox"/> | | |
| | | | |
| D. Windows/Doors (incl. jambs/frames) | | | |
| Good Condition | 0 <input type="checkbox"/> | | |
| Needs repainting | 3 <input type="checkbox"/> | | |
| Cracked/broken, but reparable | 5 <input type="checkbox"/> | | |

DWELLING UNIT CONDITION RATING

0	=	Excellent
3 – 9	=	Sound
10 – 15	=	Minor rehabilitation
16 – 39	=	Moderate rehabilitation
40 – 55	=	Substantial rehabilitation
56 +	=	Dilapidation

Definitions

Excellent: A dwelling unit that is new or well maintained and structurally intact (no visible deficiencies). Foundation appears structurally undamaged, and rooflines are straight. Windows, doors, and siding are in good repair. Exterior paint is in good condition.

Sound: A dwelling unit that requires minor deferred maintenance, such repainting, window repairs, the replacement of a few shingles on the roof, or the repair of cracks in the foundation.

Minor Rehabilitation: A dwelling unit that shows signs of multiple deferred maintenance, or that requires the repair of one major component.

Moderate Rehabilitation: A dwelling unit that requires multiple repairs and the replacement of a major component.

Substantial Rehabilitation: A dwelling unit that requires the repair or replacement of all exterior components.

Dilapidated: A dwelling unit that suffers from excessive neglect, appears structurally unsound and not safe for human habitation, and may not be feasible to rehabilitate.

APPENDIX B: LIST OF PRIVATE ASSISTED HOUSING

Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Allen Temple Manor	7607 International Blvd.	Disabled or HIV/AIDS	2001	24	23	0	0	21	2	0	0	0	2	0
Coolidge Ct	3800 Coolidge Ave	Disabled or HIV/AIDS	1998	19	18	0	18	0	0	0	0	0	9	18
CURA-North	531 24th Street	Disabled or HIV/AIDS	2001	18	17	0	15	2	0	0	0	0	2	0
Eastmont Court	6850 Foothill Blvd	Disabled or HIV/AIDS	2005	19	18	0	0	9	9	0	0	0	0	0
Homes Now in the Community	1800 Linden St	Disabled or HIV/AIDS	1983	10	10	0	0	6	4	0	0	0	1	10
Humphrey/Lane Homes	2787 79th Ave	Disabled or HIV/AIDS	1984	12	12	12	0	0	0	0	0	0	4	0
Marlon Riggs Apts	269 Vernon St	Disabled or HIV/AIDS	1996	13	12	0	0	12	0	0	0	0	1	0
Peter Babcock House	2350 Woolsey St	Disabled or HIV/AIDS	1996	5	5	5	0	0	0	0	0	0	1	0
Providence House	540 23rd St	Disabled or HIV/AIDS	1990	41	40	0	0	34	6	0	0	0	40	40
Rosa Parks House	521 W. Grand Ave	Disabled or HIV/AIDS	1999	11	11	0	2	7	2	0	0	0	1	0
		SUB-TOTAL Disabled or HIV/AIDS		172	166	17	35	91	23	0	0	0	61	68

CITY OF OAKLAND
HOUSING ELEMENT 2007-2014

Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Allen Temple Arms I	8135 International Blvd	Seniors	1982	76	75	0	0	75	0	0	0	75	7	75
Allen Temple Arms II	1388 81st Ave	Seniors	1987	51	51	0	13	38	0	0	0	51	7	51
Allen Temple Gardens	10121 International Blvd	Seniors	2001	50	49	0	0	49	0	0	0	49	5	0
Altenheim Phase I	1720 MacArthur Blvd	Seniors	2007	93	92	0	52	40	0	0	0	92	0	0
Bancroft Senior Homes	5636 Bancroft Ave	Seniors	2001	61	60	0	0	60	0	0	0	60	3	0
Baywood	225 41st St	Seniors	1981	77	77	0	5	72	0	0	0	77	10	77
Beth Asher	3649 Dimond	Seniors	1971	50	50	0	34	16	0	0	0	49	0	49
Beth Eden	1100 Market St	Seniors	1975	54	54	0	0	54	0	0	0	54	10	54
Bishop Nichols Senior Housing (Downs)	1027 62nd St	Seniors	2003	17	16	0	0	16	0	0	0	16	0	0
Casa Velasco	3430 Foothill Blvd	Seniors	2003	20	19	0	12	7	0	0	0	19	0	20
Doh On Yuen	211 8th St	Seniors	n/a	48	46	0	36	10	0	0	0	46	0	46
E.E. Cleveland Manor	2611 Alvingroom Ct	Seniors	1990	54	53	0	13	40	0	0	0	53	4	53
Glen Brook Terrace	4030 Panama Ct	Seniors	n/a	66	66	0	57	9	0	0	0	65	0	65

**CITY OF OAKLAND
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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Hotel Oakland	270 13th St	Seniors	1981	315	313	0	77	236	0	0	0	313	313	313
Irene Cooper Terrace	1218 2nd Ave	Seniors	2000	40	39	0	0	39	0	0	0	39	0	0
J.L. Richards Terrace	250 E 12th St	Seniors	1988	80	80	0	20	60	0	0	0	80	8	80
Lake Merritt Apartments	1417 1st Ave	Seniors	2003	55	54	0	0	54	0	0	0	54	54	54
Lakemount Apartments	136 E 12th St	Seniors	1974	66	66	0	12	54	0	0	0	66	66	66
Las Bougainvilleas	1231-7 37th Ave	Seniors	1998	67	67	0	0	66	1	0	0	67	6	67
Lincoln Court Senior Housing	2400 MacArthur Blvd	Seniors	2006	82	81	0	2	79	0	0	0	81	0	0
Linda Glen	32 Linda Ave	Seniors	1973	42	42	0	33	9	0	0	0	42	10	40
Mark Twain Senior Center	2426-38 35th Ave	Seniors	1996	109	106	68	32	6	0	0	0	106	12	22
Noble Towers	1515 Lakeside Dr	Seniors	1982	195	195	0	0	195	0	0	0	195	14	195
Northgate Terrace	550 24th St	Seniors	1970	201	200	0	180	20	0	0	0	200	10	155
Oak Center Towers	1515 Market St	Seniors	1974	196	195	0	173	22	0	0	0	195	4	195
Oak Street Terrace	1109 Oak St	Seniors	2004	39	38	0	38	0	0	0	0	38	0	0

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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Orchards on Foothill	2719 Foothill Blvd	Seniors	2008	65	64	0	0	64	0	0	0	64	0	0
Otterbein Manor	5375 Manila Ave	Seniors	1973	39	39	0	31	8	0	0	0	38	0	38
Park Blvd Manor	4135 Park Blvd	Seniors	n/a	42	39	0	33	6	0	0	0	39	0	39
Park Village	3761 Park Blvd Way	Seniors	1978	84	84	0	0	84	0	0	0	84	2	84
Percy Abram, Jr Senior Apartments	1070 Alcatraz Ave	Seniors	2006	44	44	0	0	44	0	0	0	44	0	0
Posada de Colores	2221 Fruitvale Ave	Seniors	1979	100	100	0	0	99	1	0	0	100	14	100
Rose of Sharon	1600 Lakeshore Ave	Seniors	1977	141	139	0	83	56	0	0	0	139	30	88
Saint Andrew's Manor	3250 San Pablo Ave	Seniors	1973	60	59	0	51	8	0	0	0	59	6	59
Saint Marks Hotel/Victoria Plaza	394 12th St	Seniors	1986	101	100	0	0	100	0	0	0	100	7	100
Saint Mary's Gardens	801 10th St	Seniors	1979	100	100	0	0	100	0	0	0	100	9	100
Saint Patrick's Terrace	1212 Center St	Seniors	1973	66	65	0	57	8	0	0	0	65	4	65
San Pablo Hotel	1955 San Pablo Ave	Seniors	1995	144	144	144	0	0	0	0	0	144	144	0
Satellite Central	540 21st St	Seniors	1970	151	150	0	115	35	0	0	0	150	0	150

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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Sister Thea Bowman Manor	6400 San Pablo Ave	Seniors	1990	56	55	0	14	41	0	0	0	55	6	55
Sojourner Truth Manor	5815, 5915, 6015 Martin Luther King Jr Way	Seniors	1976	88	87	0	74	13	0	0	0	87	10	87
Southlake Tower	1501 Alice St	Seniors	2004	130	129	0	0	129	0	0	0	129	14	129
Sylvester Rutledge Manor (North Oakland Senior)	3255 San Pablo Ave	Seniors	2003	65	64	0	0	64	0	0	0	64	0	0
Valdez Plaza	280 28th St	Seniors	1981	150	150	0	0	150	0	0	0	150	20	150
Westlake Christian Terrace I	251 28th St	Seniors	n/a	200	200	0	158	42	0	0	0	200	0	91
Westlake Christian Terrace II	275 28th St	Seniors	1977	200	200	0	0	200	0	0	0	200	0	40
		SUB-TOTAL Seniors		4,230	4,196	212	1,405	2,577	2	0	0	4,193	809	3,052
Adcock/Joiner Apts.	532 16th St	Families	1994	50	50	0	25	25	0	0	0	0	5	0
Adeline Lofts	2320 Adeline St	Families	2002	38	37	0	0	12	13	12	0	0	8	0
Chestnut Court Rental	2240 Chestnut St	Families	2003	27	26	0	0	4	20	2	0	0	0	0
City Towers Apartments #1	1050 7th St	Families	1980	77	77	0	11	22	44	0	0	0	0	77
City Towers Apartments #2	725 Market St	Families	1980	77	77	0	11	22	44	0	0	0	0	77

**CITY OF OAKLAND
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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
City Towers Apartments #3	1055 8th St	Families	1980	77	77	0	11	22	44	0	0	0	0	77
Courtyards at Acorn	923 Adeline	Families	2000	87	87	0	6	7	20	52	2	0	0	0
Drachma Housing Inc. (14 unit)	scattered sites in W. Oakland	Families	2005	14	14	0	0	0	1	12	1	0	0	0
Drachma Housing LP (19 unit)	scattered sites in W Oakland	Families	2003	19	19	0	3	1	9	5	1	0	0	0
Drasnin Manor	2530 International Blvd	Families	1993	26	26	0	0	3	5	18	0	3	3	0
E.C. Reems Gardens	2700-2785 Alvingroom Court	Families	1999	126	124	0	0	17	71	36	0	0	0	0
East Side Arts and Housing	2277-2289 International Blvd.	Families	2006	18	16	0	8	8	0	0	0	0	0	0
Effie's House	829 E 19th St	Families	1999	21	20	0	11	9	0	0	0	0	0	0
Eldridge Gonaway Commons	1165 3rd Ave	Families	1984	40	39	0	0	10	14	13	2	0	3	39
Foothill Plaza	2701 64th Avenue	Families	1988	54	11	0	0	6	5	0	0	0	1	0
Frank G. Mar	1220 Harrison St	Families	1990	119	119	0	0	51	35	27	6	38	8	0
Fruitvale Transit Village	3301 and 3411 E 12th St	Families	2003	47	10	0	0	4	6	0	0	0	1	0
Hismen Hin-nu Terrace	2555 International Blvd	Families	1995	92	92	0	0	18	34	30	10	0	5	0

**CITY OF OAKLAND
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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Howie Harp Plaza	430 28th St	Families	1995	20	19	0	0	0	7	12	0	0	0	19
International Blvd Family Housing	6600 International Blvd	Families	2002	30	29	0	0	7	9	11	2	0	8	0
James Lee Court	690 15th St	Families	1992	26	25	0	0	4	7	10	4	0	0	0
Keller Plaza	5321 Telegraph Ave	Families	1973	201	201	0	40	120	41	0	0	0	1	168
Kenneth Henry Ct	6455 Foothill Blvd	Families	1992	51	51	0	0	8	29	12	2	0	19	11
Linden Court Rental	1089 26th St	Families	2003	41	40	0	0	15	20	5	0	0	0	0
Lion Creek Crossings Phase I	881 69th Ave and 6814-6846 Hawley St	Families	2006	115	70	0	0	11	22	26	11	0	0	0
Lion Creek Crossings Phase II	69th St & Snell St	Families	2007	147	92	0	0	20	59	11	2	0	0	0
Lion Creek Crossings Phase III	66th Street at Leona Creek Drive and Lion Way	Families	2008	107	106	0	0	5	34	51	16	0	0	0
Lottie Johnson Apartments	970 14th St	Families	1974	27	22	0	8	12	2	0	0	0	0	22
Madison Lofts	160 14th Street	Families	2008	79	78	0	16	36	20	6	0	0	0	0
Madison Park Apartments	100 9th St	Families	1995	98	98	0	20	69	9	0	0	0	5	96
Mandela Gateway Rental Housing	1346 and 1420 7th Street	Families	2004	168	120	0	0	36	61	23	0	0	12	30

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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Marcus Garvey Commons	721 Wood st	Families	1992	22	21	0	0	4	7	8	2	0	4	0
Marin Way Ct	2000 International Blvd	Families	1987	20	19	0	0	0	19	0	0	0	2	0
MORH I Housing	741 Filbert Street	Families	1972	126	125	0	0	0	0	56	69	0	1	0
Northgate Apartments	2301 Northgate Ave	Families	2003	42	41	0	0	0	14	23	4	0	0	0
Nueva Vista	3700 International Blvd	Families	1986	30	29	0	0	8	14	7	0	0	0	0
Oak Center Homes	850 18th St.	Families	1983	89	89	0	0	11	38	33	7	0	1	89
Oak Center I	1601 Market St, Unit 106	Families	1972	79	76	0	0	33	20	11	12	0	1	76
Oak Park Apartments	2618 E. 16th St	Families	2004	35	34	0	0	13	3	16	2	0	0	0
Oak Village	780 13th St, #103	Families	1973	117	3	0	0	2	1	0	0	0	0	0
Oakland Point Limited Partnership	1448 10th St.	Families	2002	31	31	0	6	1	16	3	5	0	0	0
Piedmont Apartments	215 W MacArthur Blvd	Families	1998	250	250	0	33	193	24	0	0	0	0	0
San Antonio Terrace	1485 E 22nd St	Families	1990	23	22	0	0	0	11	11	0	0	1	0
Santana Apartments	2220 10th Ave	Families	1992	30	30	0	6	12	6	6	0	0	4	0

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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Seven Directions	2946 International Blvd	Families	2008	36	35	0	2	2	17	13	1	0	0	0
Slim Jenkins Ct	700 Willow St	Families	1991	32	13	0	0	0	13	0	0	0	2	0
Stanley Avenue Apartments	6006 International Blvd	Families	2003	24	23	0	0	5	5	11	2	0	8	0
Swans Market Housing	918 Clay St.	Families	1999	18	18	0	0	8	10	0	0	0	18	0
Taylor Methodist	1080 14th St	Families	n/a	12	12	0	0	0	8	4	0	0	0	0
Town Center at Acorn	1143-10th St.	Families	2000	206	206	0	18	25	63	90	10	0	0	25
United Together Manor	9410 MacArthur Blvd	Families	1992	18	17	0	0	11	6	0	0	0	1	0
Uptown Apartments	500, 600, 601 Williams Street	Families	2008	665	166	0	32	75	50	9	0	0	0	0
West Street	3927 West St.	Families	1999	3	3	0	0	0	1	2	0	0	0	0
		SUB-TOTAL Families		4,027	3,135	0	267	987	1,031	677	173	41	122	806
1063 82nd Avenue (Wang Scattered Site)	1063 82nd Avenue	Ownership	2002	2	2	0	0	0	0	0	0	0	0	0
1226 94th Avenue (Wang Scattered Site)	1226 94th Avenue	Ownership	2002	1	1	0	0	0	0	0	0	0	0	0
1311 Campbell Street (Wang Scattered Site)	1311 Campbell Street	Ownership	2005	1	1	0	0	0	0	0	0	0	0	0

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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
4100 MLK Homeownership (Wang)	4100 Martin Luther King Jr Way	Ownership	2002	1	1	0	0	0	0	0	4	0	0	0
901 70th Avenue (Wang Scattered Site)	901 70th Avenue	Ownership	2005	1	1	0	0	0	0	0	0	0	0	0
938 46th Street (Wang Scattered Site)	938 46th Street	Ownership	2007	2	2	0	0	0	0	0	0	0	0	0
Bayporte Village	Market St. between 8th and 10th	Ownership	1999	71	71	0	0	0	0	0	0	0	0	0
Central East Oakland Infill	scattered sites	Ownership	1995	4	4	0	0	0	0	0	0	0	0	0
Chestnut Court Ownership	1114 14th St	Ownership	2003	15	15	0	0	0	0	0	0	0	0	0
Edes Avenue Homes, Phase A	10900 Edes Avenue	Ownership	2008	26	26	0	0	0	0	0	0	0	0	0
Elmhurst Infill Housing (Wang)	scattered sites	Ownership	1998	8	8	0	0	0	0	0	0	0	0	0
Elmhurst Scattered Site	1153 79th Avenue	Ownership	n/a	7	7	0	0	0	0	0	0	0	0	0
Golf Links Road Rehabilitation	8200 - 8400 Golf Links Road	Ownership	1991	21	21	0	0	0	0	0	0	0	0	0
Habitat for Humanity	82nd Avenue and International Blvd	Ownership	2001	3	3	0	0	0	0	0	0	0	0	0
Habitat Fruitvale Homes	2662 Fruitvale Ave	Ownership	2003	4	4	0	0	0	0	2	2	0	0	0
Habitat Village	277 105th Avenue	Ownership	2001	40	40	0	0	0	0	0	0	0	0	0

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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Leola Terrace	2428 90th Avenue	Ownership	1997	8	8	0	0	0	0	0	0	0	0	0
Mandela Gateway Ownership Housing	8th Street bet. Mandela Pkwy & Center St	Ownership	2008	14	14	0	0	0	0	14	0	0	0	0
MLK Plaza Homes	Dover St, 58th St and Aileen St	Ownership	2002	11	11	0	0	0	0	11	0	0	0	0
NCLT Homeownership Program	3032 Linden St	Ownership	2003	4	4	0	0	1	2	1	0	0	0	0
North Oakland Infill (Ward)	scattered sites	Ownership	1989	4	4	0	0	0	0	0	0	0	0	0
Oakwood Estates	Creekside Circle at 105th Avenue	Ownership	1997	36	36	0	0	0	0	0	0	0	0	0
Palm Court	926- 949 Palm Court	Ownership	2005	12	12	0	0	0	0	8	4	0	0	0
Palm Villa	MacArthur Blvd between 90th and 94 th Avenues	Ownership	2003	78	78	0	0	0	0	74	4	0	0	0
San Pablo Gateway	5216 San Pablo Avenue	Ownership	2000	11	11	0	0	0	0	0	0	0	0	0
Sausal Creek Townhomes	2464 26th Avenue	Ownership	2008	17	17	0	0	0	0	0	0	0	0	0
Town Square	1 - 27 Town Square Place	Ownership	1994	27	27	0	0	0	0	0	0	0	0	0
Traditional Homes	1044 - 1048 91st Avenue	Ownership	1996	2	2	0	0	0	0	0	0	0	0	0
Victoria Court	1400 and 1500 blocks of Adeline St	Ownership	1996	16	16	0	0	0	0	0	0	0	0	0

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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
Victorian Village	1400 and 1500 blocks of Market St	Ownership	1994	56	56	0	0	0	0	0	0	0	0	0
Villas at Jingletown	2806 East 10th Street	Ownership	1997	53	53	0	0	0	0	0	0	0	0	0
West Oakland Infill	scattered sites	Ownership	n/a	11	11	0	0	0	0	0	0	0	0	0
		SUB-TOTAL Ownership		567	567	0	0	1	2	110	14	0	0	0
Aztec Hotel	583-587 8th St	Residential Hotel	1993	58	58	58	0	0	0	0	0	0	4	0
C.L. Dellums Apartments	644 14th St	Residential Hotel	1995	73	72	72	0	0	0	0	0	0	6	72
California Hotel	3501 San Pablo Ave	Residential Hotel	1990	150	149	133	16	0	0	0	0	0	4	9
Coit Apartments	1445 Harrison St	Residential Hotel	1995	107	107	105	0	0	2	0	0	0	0	105
Hamilton Hotel	2101 Telegraph Ave	Residential Hotel	1997	92	92	92	0	0	0	0	0	0	0	92
Harrison Hotel	1415 Harrison Street	Residential Hotel	1996	81	59	59	0	0	0	0	0	0	59	59
Hugh Taylor House	1935 Seminary Ave	Residential Hotel	1994	42	25	20	0	5	0	0	0	0	2	25
Madrone Hotel	477 8th St	Residential Hotel	1988	32	32	31	1	0	0	0	0	0	0	0
Oaks Hotel	587 15th St	Residential Hotel	1985	85	85	84	1	0	0	0	0	0	0	0

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Property Name	Property Address	Special Code	Year Complete	Total Units	Total Sub Units	Sub SRO	Sub 0 BR	Sub 1 BR	Sub 2 BR	Sub 3 BR	Sub 4+	Senior Units	Accessible Units	Section 8 Units
		SUB-TOTAL Residential Hotel		720	679	654	18	5	2	0	0	0	75	362
Hale Laulima House	369 Fairmount Ave	Transitional Housing	1995	1	1	0	0	0	0	0	1	0	1	0
Henry Robinson Multi-Service Center	559 16th St	Transitional Housing	1993	63	62	32	0	0	24	5	0	0	0	0
Matilda Cleveland Hsg	8314 MacArthur Blvd	Transitional Housing	1992	14	14	3	0	2	3	6	0	0	1	0
Transitional Housing - 84th Ave	1936 84th Ave	Transitional Housing	1991	1	1	0	0	0	1	0	0	0	0	0
Transitional Housing - Adeline St	3501 Adeline St	Transitional Housing	1991	1	1	0	0	0	1	0	0	0	0	0
Transitional Housing - Bancroft Ave	5239-41 Bancroft Ave	Transitional Housing	1991	3	3	0	0	1	1	1	0	0	0	0
Transitional Housing - Church/Halliday	2400 Church St & 6850 Halliday	Transitional Housing	1992	2	2	0	0	0	2	0	0	0	0	0
Transitional Housing - Hunter Ave	173 Hunter Ave	Transitional Housing	1991	1	1	0	0	0	0	1	0	0	0	0
Transitional Housing - Walnut St	9905 Walnut St	Transitional Housing	1992	4	4	0	0	0	4	0	0	0	0	0
Transitional Housing - West St	3824 West Street	Transitional Housing	1991	1	1	0	0	0	0	1	0	0	0	0
		SUB-TOTAL Transitional Housing		91	90	35	0	3	36	14	1	0	2	0

APPENDIX C: DETAILED SITE INVENTORY

Appendix C presents the inventory of sites suitable for residential development in Oakland, as discussed and summarized in Chapter 4, Land Inventory. Background on assumptions and sources also are included. The appendix text and tables are organized into four groups of sites, based on the status of housing development on each site:

Group 1: Sites with housing projects recently completed and under construction;

Group 2: Sites with housing projects approved;

Group 3: Sites with housing projects planned; and

Group 4: Additional housing opportunity sites.

Group 1: Sites With Housing Projects Recently Completed And Under Construction

Four tables identify the inventory of Group 1 sites:

- Table C-1, Sites with Completed Housing Projects: Affordable Projects with City and/or Other Public Funds
- Table C-2, Sites with Completed Housing Projects: Private Sector Projects
- Table C-3, Sites with Projects Under Construction: Affordable Projects with City and/or Other Public Funds
- Table C-4, Sites with Projects Under Construction: Private Sector Projects

Three figures locate these Group 1 sites on maps:

- Figure C-3, Market rate developments, completed, in construction and approved Figure C-4, Market rate developments in Oakland Central (downtown)
- Figure C-5, Affordable housing developments completed and in construction

The data describing housing potential on these sites are actual data for the sites/projects listed, as available from City of Oakland records, including the Permit Tracking System, the Major Projects List, and Redevelopment Agency records and other sources. Information about affordable housing projects that involve the substantial rehabilitation of old units is provided in the documentation that follows Tables C-1 and C-3.

Group 2: Sites With Housing Projects Approved

Two tables identify the inventory of Group 2 sites:

- Table C-5: Sites with Approved Housing Projects,

- Table C-6: Sites with Funded Housing Projects in Predevelopment,

Three figures locate these sites on maps:

- Figure C-3, Market rate developments in predevelopment (approved and planned)
- Figure C-4, Market rate developments in Oakland Central (downtown) in predevelopment (approved and planned)
- Figure C-5, Affordable housing developments in site acquisition and predevelopment (approved and planned)

The data describing housing potentials on the Group 2 sites are actual data for the sites/projects listed, as available from City of Oakland records, including the Permit Tracking System, the Major Projects List, and Redevelopment Agency records and other sources.

Group 3: Sites With Housing Projects Planned

Two tables identify the inventory of Group 3 sites:

- Table C-7: Sites with Affordable Projects in Site Acquisition, and
- Table C-8: Sites with Private Sector Projects in Predevelopment.

The figures are the same as those for Group 2 (predevelopment projects include approved and planned projects).

The data describing housing potentials on the Group 3 sites are actual data for the sites/projects listed, as available from City of Oakland records, including the Permit Tracking System, the Major Projects List, and Redevelopment Agency records and other sources.

Group 4: Additional Housing Opportunity Sites

Table C-9 and Figure C-6 presents the inventory of additional housing opportunity sites, and shows conclusively that Oakland has the land potential to far surpass its RHNA by 2014. The criteria for identifying the opportunity sites are explained in the text in Chapter 4 (see “Group 4” discussion). The sites were identified by City of Oakland staff using three sources: 1) sites from the 1999-2006 *Housing Element* that had not been built on (verified by field check) nor entitled to construct buildings (verified by searching the City’s PTS database); 2) Interviews with redevelopment staff from each Redevelopment Project Area for their first hand knowledge of potential housing opportunity sites and finally, 3) a search of the February 2008 database from the Alameda County Assessor for parcels coded as “vacant”, “underdeveloped”, and “underutilized.”

Housing unit potentials for the opportunity sites are identified in Table C-9 in two ways. First, the maximum allowable number of units is identified based on the maximum residential densities allowable under the Oakland General Plan. Table C-9 identifies the General Plan Land Use Classification for each site, the maximum permitted residential density for that classification, and the maximum number of units allowable on the site under that density.

Second, the potential number of housing units is identified based on average densities for comparable recent developments (such as those for projects on sites in Group 1 and Group 2) or on applicable

plans and concepts for development (such as the BART transit village plans). The potential number of units includes a lower and a higher estimate. Table C-9 identifies the density assumptions and the estimated number of housing units under those assumptions. The densities based on recent development are average densities for different areas of Oakland and are not densities selected based on site-by-site analysis. Table C-10 identifies densities for new housing projects in downtown Oakland. The density assumptions for estimating housing potentials on the opportunity sites were based on analysis of those comparables. Table C-9 includes, for identified affordable housing sites and other selected sites, potential housing units directly input from applicable plans and identified development concepts, and were not calculated from density assumptions. In rare cases, housing opportunity sites in Table C-9 are located in historic preservation districts, or have demolished structures on them which still retain a rating in the Oakland Cultural Heritage Survey; Table C-9a lists these properties.

Planning Districts Identified On Inventory Tables

Tables C-1 through C-9 identify the planning district for each of the sites/projects, using the districts from the Land Use and Transportation Element of the General Plan. Sub-areas also are identified for the Oakland Central (OC) district, which includes downtown Oakland. A listing and map of the OC sub-areas also are included at the end of this appendix, following the map of the planning districts.

Two figures map the boundaries of the planning areas used in the analysis:

- Figure C-1, District locations of the planning area boundaries
- Figure C-2, Oakland Central (downtown) sub-areas

**Table C-1
Completed Affordable Projects with Public Funding (1/1/07 – 8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY					HOUSING TYPE/TENURE/DENSITY					
Project	Location	District	Sub- area	Year Complete	Units at Completion	New Construction	Substantial Rehabilitation		City Assisted		Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner	Units per Acre	Comments
Mandela Gateway Townhomes	1411-1481 8 th St	WO	-	2008	14	Yes	No		Yes		0	8	6	0	Ownership	No	Yes	-	
COMPLETED AFFORDABLE PROJECTS TOTAL	-	-	-	-	14	-	-		-		0	8	6	0	-	-	-	-	-

Source: City of Oakland, 2008

**Table C-2
Completed Affordable and Private Sector Projects (1/1/07 – 8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Year Completed	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
Vue46	1012 45th St. & 1001 46th St.;	NO		April 2008	32	-	32	-	-	-	3	-	-	29	-	-	32	-	Land area is in both Oakland and Emeryville. APN 013 -1172-005-00
1746 16th Street	1746 16th Street	WO		Feb. 2007	8	-	8	-	-	-	-	-	-	8	-	-	8	62	See permit # B0700592
Wood Street - Zephyr Gate	700, 800 & 900 Zephyr Dr.	WO		11/7/2007 and 5/8/08	25	25	-	-	-	-	-	-	-	25	-	-	25	-	Zephyr Gate, developed by Pulte, is part of 1,570 residential unit project known as Wood Street.
2355 Broadway	2355 Broadway	OC	VSA	July 2008	24	-	-	24	-	-	-	-	13	11	-	-	24	97	Adaptive re-use of historic building into 24 condominiums and ground floor retail; also known as 415 24 th Street. APN 008-0666-006-00.
4244 Masterson Street	4244 Masterson Street	NH		June 2008	12	12	-	-	-	-	-	-	12	-	-	-	12	48	See permit # B0701284 Issued 5/11/07, Finaled 6/26/08
COMPLETED PRIVATE SECTOR PROJECTS TOTAL					101	37	40	24	-	-	3	-	25	73	-	-	101		

Source: City of Oakland, 2008. Methodology: Projects on this table have "B" (building) permits which were Issued and Finaled after January 1, 2007; or have Temporary Certificates of Occupancy issued after 1/1/07. Projects with Electrical, Plumbing and Mechanical permits finaled after 1/1/07 are not currently on this table.

**Table C-3
Affordable Projects Under Construction, with City and/or Other Public Funds (6/30/08)**

PROJECT NAME, LOCATION, AND STATUS			UNIT COUNT				AFFORDABILITY						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Units at Completion	New Construction	Substantial Rehabilitation	Reuse	City Assisted	Subsidized	Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner	Units per Acre	Comments
Altenheim, Phase 2	1720 MacArthur Blvd	LH	81	Yes	No	-	Yes	-	48	32	-	1	Senior	Yes	No	-	
Edes Ave Homes, Phase A	10900 Edes Ave	EH	4	Yes	No	-	Yes	-	-	4	-	-	Family	No	Yes	-	
Fox Courts	1807-1829 Telegraph Ave	OC UT	80	Yes	No	-	Yes	-	40	39	-	1	Family	Yes	No	91	
Orchards on Foothill	2719 Foothill Blvd	SA	65	Yes	No	-	Yes	-	64	-	-	1	Senior	Yes	No	-	
Ironhorse at Central Station	14 th St & Wood St	WO	99	Yes	No	-	Yes	-	98	-	-	1	Family	Yes	No	-	
Jack London Gateway	900 Market St	WO	55	Yes	No	-	Yes	-	54	-	-	1	Senior	Yes	No	-	
Seven Directions	2946 International Blvd	FV	36	Yes	No	-	Yes	-	22	13	-	1	Family	Yes	No	-	
AFFORDABLE PROJECTS UNDER CONSTRUCTION TOTAL			420						326	88	--	6					

Source: City of Oakland, 2008

**Table C-4
Housing Projects Under Construction, Private Sector Projects (1/1/07-8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
"Brookfield Place Apts"	555 98th Ave	EH	-	2009	58	58	-	-	-	-	2	56	-	0	-	58	0	36	Apartment units and ground floor retail space
9839 & 9849 Macarthur Blvd	9839 & 9849 Macarthur Blvd	EH	-	2009	10	10	-	-	-	-	-	-	-	10	-	-	10	28	Townhouses
6020 Adeline Street	6020 Adeline Street	NO	-	-	18	18	-	-	-	-	-	-	-	18	No	-	18	33	17 live/work units
3860 Martin Luther King Jr. Way (Phase I)	3860 Martin Luther King Jr. Way	NO	-	Sep-08	34	34	-	-	-	-	-	-	34	-	-	-	34	-	Land sold by ORA; Phase II (3884 MLK) is approved on table C-5
1000-1020 Apgar	1000, 1002, 1018, & 1020 Apgar Street	NO	-	Sep-08	19	19	-	-	-	-	-	-	-	19	-	-	19	38	19 Mini-lot Townhouses

**Table C-4
Housing Projects Under Construction, Private Sector Projects (1/1/07-8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub- area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
4881-4899 Shattuck Avenue	4881, 4883, 4885, 4887, 4889, 4891, 4893, 4895, 4897 & 4899 Shattuck Ave.	NO	-	2009	10	10	-	-	-	-	-	-	-	10	-	-	10	26	10 Townhomes
Jackson Courtyard Condominiums	210 – 14th Street/ 1401 Jackson	OC	KC	2009	45	45	-	-	-	-	-	-	-	45	-	-	45	196	Demolition of restaurant to construct 45 units of residential condos
1755 Broadway	1755 Broadway	OC	UT	2008	24	0	-	24	-	-	-	-	-	24	No	-	24	107	Conversion of commercial building into live/work lofts
311 2nd St	311 2nd St	OC	JLD	2009	105	105	-	-	-	-	-	-	-	105	-	-	105	120	Conversion into residential condos and parking
Cathedral Building	1615 Broadway	OC	CC	2009	18	0	-	18	-	-	-	-	-	18	-	-	18	333	Conversion from commercial building to mixed office + residential

**Table C-4
Housing Projects Under Construction, Private Sector Projects (1/1/07-8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub- area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
100 Grand	124 Grand Ave. and 2264 Webster St.	OC	VSA	2008	241	241	-	-	-	-	-	-	-	241	-	-	241	350	Developmen t of parking lot into 22-story condo building
Wood Street -- Zephyr Gate	1751 14th Street	WO	-	2009	11	11	-	-	-	-	-	-	-	11	-	-	11	-	Townhouse condos with garage
PRIVATE SECTOR PROJECTS UNDER CONSTRUCTION TOTAL					593	551	--	42	--	--	2	56	34	501	--	58	535		

Source: City of Oakland, 2008: Methodology: reviewed Permit Tracking System for residential projects with permits issued (disposition of "I") during the period January 1, 2007 through August, 2008. Office buildings to new residential condominiums are counted as "Reuse".

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub- area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
Bancroft Ave Mini-Lot	SW corner-- Bancroft Ave/78th Ave	CE	-	-	7	7	-	-	-	-	-	-	-	7	No	-	-	56	"7 unit townhouse"; APNs 040-3387-003/002 and 040-3387-027
Arcadia Park	921 & 999 98th Avenue 854 & 860 92nd Avenue	EH	-	-	366	366	-	-	-	-	-	-	-	366	No	-	366		366 Detached single-family homes attached townhomes
9809 Macarthur Blvd	9809 Macarthur Blvd	EH	-	2010	15	15	-	-	-	-	-	-	-	15	No	-	15	19	15 residential townhomes-condos
9800 Macarthur Blvd	9800 Macarthur Blvd 9809 Macarthur Blvd 9811 Macarthur Blvd	EH	-	-	37	37	-	-	-	-	-	-	-	37	No	-	-	46	37 townhomes/ condo units
9825 Macarthur Blvd	9825 Macarthur Blvd 9829 Macarthur Blvd	EH	-	-	10	10	-	-	-	-	-	-	-	10	No	-	-	87	Convert 5 residential units into 4 condos

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	Comments
9451 MacArthur Bl	9451 MacArthur Bl	EH	-	-	19	19	-	-	-	-	-	-	-	19	No	-	19	21	19 townhomes
2985 Ford Street	2985 Ford Street	FV	-	-	71	71	-	-	-	-	-	-	-	71	No	-	-	75	56 condominium units, 15 work/live units; 5-story building
4108 International Blvd	4108 International Blvd	FV	-	2008	16	16	-	-	-	-	-	-	-	16	No	-	-	43	16 dwelling units, 7,066 sf ground floor commercial space; 3-story building
414 29th Ave	414 29th Ave	FV	-	2009	14	14	-	-	-	-	-	-	-	14	No	-	14	192	6 work/live, 8 residential
1242 35th Avenue	1242 35th Avenue	FV	-	-	30	30	-	-	-	-	-	-	-	-	-	-	-	-	CMDV03035 Extended 06/18/08 - mixed-use; 30 residential units & commercial
2538 Telegraph Ave	2538 Telegraph Ave 437 26th St	OC	V S A	-	97	97	-	-	-	-	-	-	-	97	No	-	-	155	97 residential units and 8,800 sf commercial; 113 parking spaces
460 Grand Ave	460 Grand Ave	OC	L G A	-	74	74	-	-	-	-	-	-	-	74	No	-	-	109	74 residential units and 4,600 sf of ground floor commercial
116 6th St	116 6th Street	OC	C M	-	80	80	-	-	-	-	-	-	-	80	No	-	80	232	80 residential condominium units and 80 parking spaces; 11-story building
Jackson Center Two	289 12th Street - (Bounded by 11th, 12th,	OC	C C	-	110	110	-	-	-	-	-	-	-	110	No	-	110	79	110 condominium units; 300,000 sf for office, daycare and food service; 100

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments	
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre		
	and Alice Street)																			parking spaces; 12-story building
1331 Harrison Project	14th and Harrison Street	OC	C C	-	98	98	-	-	-	-	-	-	-	98	No	-	-	285	98 condominium units, 1 commercial unit and 123 parking spaces; 19-story building	
377 2nd Street	377 2nd Street; 367 2nd Street; 370-380 Embarcadero	OC	J L D	-	96	96	-	-	-	-	-	-	-	96	No	-	-	209	96 residential units in 9-story building; 4028 sf of ground floor retail space, 2 lower levels of parking - 128 spaces	
~Courthouse Condominiums (formally 2935 Telegraph Ave.)	2935 Telegraph Ave.	OC	V S A	-	142	142	-	-	-	-	-	-	-	142	No	-	142	102	Conversion into 142 residential units, 3 commercial 1st floor condos, parking on 1st level; 5-story building	
721-741 Broadway	721-741 Broadway	OC	O O	-	53	53	-	-	-	-	-	-	-	53	No	-	53	231	48 residential units 5 live/work units	
1538 Broadway	1538 Broadway 1544 Broadway	OC	C C	-	69	69	-	-	-	-	-	-	-	69	No	-	-	264	69 residential condos, commercial space; 8-story building	
~459 23rd Street	459 23rd Street (23rd & Valley)	OC	V S A	-	70	70	-	-	-	-	-	-	-	70	No	-	-	200	70 residential units, ground floor retail and parking; 7-story building	

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
Clayton Court	722 Clay Street 730 Clay Street 700 Clay Street	OC	O O	2010	12	12	-	-	-	-	-	-	-	12	No	-	-	48	12 residential units, ground floor commercial and parking
630 Webster	630 Webster	OC	C T	-	27	27	-	-	-	-	-	-	-	27	No	-	-	196	27 residential condos, 2,650 sf commercial space, underground garage with 13 spaces; 8-story building
1915 San Pablo Ave	1915 San Pablo Avenue 1901 San Pablo Avenue 1905 San Pablo Avenue	OC	C C	2008	10	10	-	-	-	-	-	-	-	10	No	-	-	26	10 residential units and 6 ground floor commercial units
3414 Andover St	3414 Andover St	OC	V S A	-	16	16	-	-	-	-	-	-	-	16	No	-	-	116	16 multi-family units and 17 parking spaces
562 21st Street	562 21st Street	OC	U T	-	12	12	-	-	-	-	-	-	-	12	No	-	-	131	12 live/work units
514 7th Street	514 7th Street	OC	O O	-	24	24	-	-	-	-	-	-	-	24	No	-	-	105	24 residential units, retail space and parking; 5-story building
632 14th Street	632 14th Street	OC	C C	-	40	40	-	-	-	-	-	-	-	40	No	-	-	256	40 residential condos
1610 Harrison St	1610 Harrison St	OC	C C	-	35	35	-	-	-	-	-	-	-	35	No	-	-	129	35 residential condos

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
1640 Broadway	1640 Broadway	OC	C C	-	254	254	-	-	-	-	-	-	-	254	No	-	-	498	254 condos, 4,710 sf retail space
2300 Broadway Phase II	2305 Webster Street (Webster & 23rd)	OC	V S A	-	24	24	-	-	-	-	-	-	-	24	No	-	24	-	24 residential condos
557 Merrimac	557 Merrimac/ 550 27th Street	OC	V S A	-	40	40	-	-	-	-	-	-	-	40	-	-	-	117	Condos; not under construction
913-923 MLK Jr. Way	913-923 MLK Jr. Way	OC	O O	-	51	51	-	-	-	-	-	-	-	51	-	-	-	-	-
528 Thomas L. Berkley Way	Telegraph / 20th / 21st	OC	U T	-	18	18	-	-	-	-	-	-	-	18	-	-	-	-	-
Victory Place	1417-31 Jefferson Street / 15th	OC	C C	-	54	54	-	-	-	-	-	-	-	54	-	-	-	-	-
1701 MLK Jr. Way	17th Street & MLK Jr. Way	OC	C C	-	12	12	-	-	-	-	-	-	-	12	-	-	-	-	-
5300 San Pablo Ave	5300 San Pablo Ave 5310 San Pablo Avenue	NO	-	-	32	32	-	-	-	-	-	-	-	32	No	-	-	90	32 multi-family condos
Civiq	5100-5110 Telegraph Avenue; 450-478 51st Street; 5107 Clarke Street	NO	-	-	67	67	-	-	-	-	-	-	-	67	No	-	-	72	67 residential apartments and townhomes, commercial space and subterranean parking

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
Bakery Lofts	945 53rd Street 5300 Adeline Street	NO	-	-	61	61	-	-	-	-	-	-	-	61	No	-	-	44	61 residential condos and 3,167 sf commercial space; 98 parking spaces
989 41st Street	989 41st Street 961 41st	NO	-	-	48	48	-	-	-	-	-	-	-	48	No	-	-	40	48 townhomes
4801 Shattuck Ave	4801 Shattuck Ave 558 48th Street 562 48th Street	NO	-	2009	44	44	-	-	-	-	-	-	-	44	No	-	-	128	44 residential condos; 5-story building
6000 Telegraph Ave	6000 Telegraph Ave	NO	-	-	12	12	-	-	-	-	-	-	-	12	No	-	-	93	12 residential condos; 12 off-street parking; 4-story building
780 54th Street	780 54th Street	NO	-	-	27	27	-	-	-	-	-	-	-	27	No	-	-	88	27 multi-family units with ground-floor retail space
3884 MLK, Phase II	3884 Martin Luther King Jr. Way	NO	-	-	40	40	-	-	-	-	-	-	-	40	No	-	40	-	40 residential units and ground-floor commercial space
4225 Broadway	4225 Broadway	NO	-	-	19	19	-	-	-	-	-	-	-	19	No	-	19	130	19 residential condos, ground level parking; 6 story building
5518 San Pablo Avenue	5518 San Pablo Avenue	NO	-	-	8	8	-	-	-	-	-	-	-	8	No	-	8	74	Construct 8 dwelling units
5630 San Pablo Avenue	5630 San Pablo Avenue	NO	-	-	18	18	-	-	-	-	-	-	-	18	No	-	18	79	18 residential units, ground floor commercial space, podium parking

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	Comments
5920 San Pablo Avenue	5920 San Pablo Avenue	NO	-	-	8	8	-	-	-	-	-	-	-	8	No	-	8	14	8 residential detached units
San Pablo / W. MacArthur	San Pablo / W. MacArthur	NO	-	-	90	90	-	-	-	-	-	-	-	90	No	-	-	-	ZP060171 M/U 99 resident units filed 8/14/06; VM07071 Grant Cond 10/16/08; 2nd APN 012-0951-011-00
5175 Broadway	5175 Broadway	NO	-	-	28	28	-	-	-	-	-	-	-	28	No	-	-	-	DV06463 Grant/Cond 06/04/08 - 4-story building with 28 dwelling units
5666 Telegraph Ave	5666 Telegraph Ave	NO	-	-	15	15	-	-	-	-	-	-	-	15	No	-	-	73	15 residential units
3000 Lake Shore Ave	3000 Lake Shore Ave	SA	-	2009	11	11	-	-	-	-	-	-	-	11	No	-	11	28	11 multi-family units; basement garage; 5-story building
229 International Blvd	229 International Blvd	SA	-	2009	96	96	-	-	-	-	-	-	-	96	No	-	-	209	96 residential units in 8-story building, 3,125 sf commercial ground-floor space, 99 parking spaces
501 E. 12th Street	501 E. 12th Street	SA	-	2009	14	14	-	-	-	-	-	-	-	14	No	-	-	41	14 new dwelling units
116 International Blvd	116 International Blvd 1420 1st Avenue	SA	-	-	21	21	-	-	-	-	-	-	-	21	No	-	-	97	21 residential units, 586 sf retail space

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
880 W. Macarthur	881 W. Macarthur	SA	-	-	39	39	-	-	-	-	-	-	-	39	No	-	-	106	CDV06178
2805 Park Blvd.	2805 Park Blvd.	SA	-	-	24	24	-	-	-	-	-	-	-	24	No	-	-	-	PM8565 Approved 2/22/08 - 24 unit condo
Siena Hills	Between Rilea Way and Greenridge Drive on Keller Ave.	SH	-	-	22	22	-	-	-	-	-	-	-	22	No	-	22	-	22 single-family homes
~1614 Campbell Street	1614 Campbell Street	WO	-	-	132	132	-	-	-	-	-	-	-	132	No	-	-	91	92 live/work conversion 40 new residential units
Red Star	1396 5th Street	WO	-	-	119	119	-	-	-	-	-	-	-	119	No	-	119	136	119 condominium units over 3,790 sf ground floor commercial
2116 Brush Street	2101-2116 Brush Street	WO	-	-	146	146	-	-	-	-	-	-	-	146	No	-	-	86	Parcel A 63 residential units in 5-story building; 63 parking stalls Parcel B 18 3-story townhomes Parcel C 65 residential units in 6-story building; 71 parking stalls; 3440 sf flexible space
2501 Chestnut Street	2501 Chestnut Street	WO	-	-	50	50	-	-	-	-	-	-	-	50	No	-	50	41	Conversion of 2-story warehouse to 50 live/work units

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
1919 Market Street	1919 Market Street	WO	-	-	58	58	-	-	-	-	-	-	-	58	No	-	-	40	58 townhomes
Emerald Parc	2400 Filbert Street	WO	-	-	52	52	-	-	-	-	-	-	-	52	No	-	52	34	52 townhomes
Coast Lofts	2715 Adeline Street 2700 Magnolia Street 1173 28th Street	WO	-	-	62	62	-	-	-	-	-	-	-	62	No	-	62	49	39 residential condos 23 live-work units
Hollis 34	3241 Hollis Street	WO	-	-	124	124	-	-	-	-	-	-	-	124	No	-	124	62	124 live/work units
3250 Hollis	3250 Hollis Street	WO	-	-	120	120	-	-	-	-	-	-	-	120	No	-	-	60	46 live/work units 74 residential units
2321 San Pablo Ave	2321 San Pablo Avenue 2323 San Pablo Avenue	WO	-	-	20	20	-	-	-	-	-	-	-	20	No	-	-	59	20 residential units, ground floor commercial; 5-story building
3268 San Pablo Ave	3268 San Pablo Ave	WO	-	-	25	25	-	-	-	-	-	-	-	25	No	-	-	95	25 residential condos, ground-floor commercial; 6-story building
3444 Hannah Street	3444 Hannah Street	WO	-	-	10	10	-	-	-	-	-	-	-	10	No	-	-	49	10 live/work units
1535-45 Willow Street	1535-45 Willow Street	WO	-	-	40	40	-	-	-	-	-	-	-	40	No	-	-	41	Conversion of warehouse into 40 live/work units
2301-2311 San Pablo Avenue	2301-2311 San Pablo Avenue	WO	-	-	17	17	-	-	-	-	-	-	-	17	No	-	-	134	17 multi-family units with 17 parking spaces

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub- area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
2336 Magnolia Street	2336 Magnolia Street	WO	-	-	9	9	-	-	-	-	-	-	-	9	No	-	9	29	Convert industrial building into 9 live/work units
2415 San Pablo Avenue	2415 San Pablo Avenue	WO	-	-	5	5	-	-	-	-	-	-	-	5	No	-	5	87	Convert motel into 5 residential condos and commercial space
3003-3019 Filbert Street	3003 Filbert Street 3007 Filbert Street 3019 Filbert Street	WO	-	-	8	8	-	-	-	-	-	-	-	8	No	-	8	26	8 residential condos in duplexes
661 & 681 27th Street	661 & 681 27th Street	WO	-	-	13	13	-	-	-	-	-	-	-	13	No	-	13	-	Conversion of bakery into 8 live/work units and construction of 5 new live/work units
800 Center Street	800 Center Street	WO	-	-	8	8	-	-	-	-	-	-	-	8	No	-	8	26	8 unit development
Wood Street - HFH Apartments - Phase I	1401-1405 Wood Street	WO	-	-	159	159	-	-	-	-	-	-	-	159	-	-	-	-	Phase I 159 apartments
Wood Street - HFH Apartments-Phase II	1401-1405 Wood Street	WO	-	-	142	142	-	-	-	-	-	-	-	142	-	-	-	-	Phase II 142 apartments
Wood Street - Zephyr Gate	1203-1333 Wood Street	WO	-	-	130	130	-	-	-	-	-	-	-	130	-	-	-	-	

**Table C-5
Approved Private Sector Housing Projects (8/1/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub- area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
2847 Peralta Street	2847 Peralta Street 2838 Hannah Street	WO	-	2008	100	100	-	-	-	-	-	-	-	100	-	-	-	52	76 dwelling units 24 live work units
1695 15th St	1695 15th St	WO	-	-	18	18	-	-	-	-	-	-	-	18	No	-	18	39	CD05503 Granted 1/18/06; PM9211 Approved 7/26/07 APN: 007-0552-011-03
APPROVED PRIVATE SECTOR PROJECTS TOTAL					4,442	4,442	0	0	0	0	0	0	0	4,321	0	0	1,417		

Source: City of Oakland, 2008. Methodology: planning permits ("entitlements") issued before August, 2008

**Table C-6
Funded Affordable Housing Projects in Predevelopment (6/30/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY					HOUSING TYPE/TENURE/DENSITY				Comments	
Project	Location	District	Sub-area	Expect Complete	Units at Completion	New Construction	Rehabilitation		City Assisted		Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner		Units per Acre
720 E. 11 th St	720 E. 11 th St	S A	-	2010	55	Yes	No		Yes		30	24	0	1	Family	Yes	No	-	
Byron Avenue Homes	10211 Byron Ave	E H	-	TBD	10	Yes	No		Yes		4	4	2	0	Ownership	No	Yes	-	
Edes Ave Homes, Phase B	10800 Edes Ave	E H	-	2010	25	Yes	No		Yes		0	13	12	0	Family	No	Yes	-	Spring 2008 development received approval for re-zone and general plan amendment for stated unit count.
Emancipation Village	3800 Coolidge Ave	L H	-	2010	37	Yes	No		Yes		35	0	0	2	Special Needs	Yes	No	-	
Golf Links	Scattered Sites	E H	-	2009	10	Yes	No		Yes		0	0	5	5	Ownership	No	Yes	-	
Harrison Senior	1633 Harrison St	O C	CC	2010	74	Yes	No		Yes		73	0	0	1	Senior	Yes	No	241	
Hills-Elmhurst Plaza Senior Housing	9415-9437 International Blvd	E H	-	2010	64	Yes	No		Yes		0	63	0	1	Senior	Yes	No	-	

**Table C-6
Funded Affordable Housing Projects in Predevelopment (6/30/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY					HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units at Completion	New Construction	Rehabilitation	City Assisted	Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner	Units per Acre		
Lion Creek Crossings, Home-ownership ¹	69 th Ave & Snell St	CE	-	TBD	28	Yes	No	TBD	0	0	28	0	Family	No	Yes	-		
Lion Creek Crossings, Ph 4	69 th Ave & Snell St	CE	-	2010	51	Yes	No	Yes	50	0	0	1	Family	Yes	No	-		
Redwood Hill	4858-68 Calaveras	LH	-	TBD	20	Yes	No	Yes	0	8	12	0	Ownership	No	Yes	-		
Saint Joseph's	2647 International Blvd	SA	-	2010	78	Yes	No	Yes	52	25	0	1	Senior	Yes	No	-		
Saint Joseph's Ownership Phase IIa	2647 International Blvd	SA	-	2010	16	Yes	No	Yes	0	0	16	0	Ownership	No	Yes	-		
Tassafaronga Homeowners hip	949 85 th Ave	EH	-	2010	22	Yes	No	Yes	0	17	5	0	Ownership	No	Yes	-		
Tassafaronga Village, Phase 1	919 85 th Ave	EH	-	2009	50	Yes	No	Yes	0	50	0	0	Family	Yes	No	-		

**Table C-6
Funded Affordable Housing Projects in Predevelopment (6/30/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY					HOUSING TYPE/TENURE/DENSITY				Comments	
Project	Location	District	Sub- area	Expect Complete	Units at Completion	New Construction	Rehabilitation		City Assisted		Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner		Units per Acre
Tassafaronga Village, Phase 2	919 85 th Ave	E H	-	TB D	20	Yes	No		Yes		0	20	0	0	Family	Yes	No	-	
Wang Infill	1027 62 nd St	N O	-	200 9	3	Yes	No		Yes		0	2	0	1	Ownership	No	Yes	-	
AFFORDABLE PROJECTS IN PREDEVELOPMENT TOTAL		--	--	--	563	--	--		--		244	226	80	13	--	--	--	--	--

Source: City of Oakland, 2008

¹Expected to apply for City funding.

**Table C-7
Affordable Housing Projects in Site Acquisition (4/30/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT ¹				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units at Completion	New Construction	Substantial Rehabilitation	Net Unit	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner	Units per Acre	
3701 Martin Luther King Jr. Way	3701 Martin Luther King Jr. Way	NO	-	TBD	4	Yes	No	4	Yes	TBD	TBD	TBD	TBD	TBD	Ownership	No	Yes		
3829 Martin Luther King Jr. Way	3829 Martin Luther King Jr. Way	NO	-	TBD	4	Yes	No	4	Yes	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		Unit count represents approximate affordable units that are required with City subsidy. Considered an opportunity site in Table C-9.
MacArthur Homes	3801-3807 MLK Jr. Way	NO	-	TBD	8	Yes	No	8	Yes	TBD	TBD	8	TBD	TBD	TBD	TBD	TBD	TBD	Unit count represents affordable units that are required with City subsidy. Considered an opportunity site in Table C-9
7 th & Peralta	1574-1590 7 th St.	WO	-	TBD	2	Yes	No	2	Yes	TBD	TBD	TBD	TBD	TBD	Ownership	No	Yes		
Faith Housing	1662-6 7 th Street, 1672 7 th St., 715 Campbell	WO	-	TBD	30	Yes	No	30	Yes	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Unit count represents an approximate low-end estimated number of units for this site.

**Table C-7
Affordable Housing Projects in Site Acquisition (4/30/08)**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT ¹				AFFORDABILITY ¹					HOUSING TYPE/TENURE/DENSITY					
Project	Location	District	Sub- area	Expect Complete	Units at Completion	New Construction	Substantial Rehabilitation	Net Unit	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner	Units per Acre	Comments
AFFORDABLE SITE ACQUISITION PROJECTS TOTAL	-	-	-	-	48	-	-	48	-	-	-	8	-	-	-	-	-	-	-

Source: City of Oakland, 2008

**Table C-8
Private Sector Housing Projects Planned and in Predevelopment**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹							HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre		
849 70th Ave	849 70th Ave	CE	-	-	70	70	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070065	
5932 Foothill	5932 Foothill	CE	-	-	18	18	-	-	-	-	-	-	-	-	-	-	-	-		
7701 Bancroft	7701 Bancroft	CE	-	-	20	20	-	-	-	-	-	-	-	-	Senior s	-	-	-	File # CMDV07515	
5136 Bancroft	5136 Bancroft	CE	-	-	12	12	-	-	-	-	-	-	-	-	Senior s	-	-	-	File # ZP080034	
Macarthur BART Transit Village	7 acre site located between Telegraph, 40th, and Macarthur and Highway 24	EH	-	-	625	625	-	-	-	-	89	1	14	521	-	-	-	-	File #s PUD06058 and ER06004	
2221 Santa Rita Street	2221 Santa Rita Street	FV	-	-	22	22	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070118	
Gateway Community Development Project (The Gateway)	1111 29th Avenue (Fruitvale Gateway)	FV	-	-	810	810	-	-	-	-	-	-	-	-	-	-	-	-	File # PUD07344	
880 Fruitvale Ave	880 Fruitvale Ave	FV	-	-	96	96	-	-	-	-	-	-	-	-	-	-	-	-		
2801 Macarthur	2801 Macarthur	FV	-	-	165	165	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060238	
2641 International Blvd	2641 International Blvd	FV	-	-	154	154	-	-	-	-	-	-	-	-	Senior s	-	-	-	File # PUD07452	
4021 International	4021 International	FV	-	-	60	60	-	-	-	-	-	-	-	-	-	-	-	-	Phase II	

**Table C-8
Private Sector Housing Projects Planned and in Predevelopment**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
Fruitvale Transit Village Phase II (BART parking lot)	35th Ave. & E.12th St.	FV	-	-	415	415	-	-	-	-	-	-	-	-	-	-	415	-	Signature Properties is developer.
412 Monte Vista	412 Monte Vista	LH	-	-	40	40	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060239
4311- 4317 Macarthur Blvd	4311- 4317 Macarthur Blvd	LH/CE	-	-	115	115	-	-	-	-	-	-	-	-	Seniors	-	-	-	File # ZP050206; CMDV 06426
4299 Broadway	4299 Broadway	NO	-	-	86	86	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060166
5253 College	5253 College	NO	-	-	6	6	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060207
1032 39th St	1032 39th St	NO	-	-	29	29	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060209
4701 Telegraph Av	4701 Telegraph Av	NO	-	-	30	30	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070078
7333 Chabot Rd	7333 Chabot	NO	-	-	15	15	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070092
5132 Telegraph	5132 Telegraph	NO	-	-	115	115	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060063; CMDV 07064
250 12th Street	250 12th Street	OC	CC	-	216	216	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060013; CMDV 06358
250 14th Street	250 14th Street	OC	CC	-	198	198	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060123
1530 Martin Luther King Jr. Way	1530 Martin Luther King Jr. Way	OC	CC	-	121	121	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060172; CMDV 07534
1443 Alice Street / 1434 Harrison Street	1443 Alice Street / 1434 Harrison Street	OC	CC	-	245	245	-	-	-	-	-	-	-	-	-	-	-	-	ZP060177 CMDV06602
577-579 18th Street	18th / San Pablo	OC	CC	-	135	135	-	-	-	-	-	-	-	-	-	-	-	-	
1309 Madison Street	1309 Madison Street	OC	CM	-	72	72	-	-	-	-	-	-	-	-	-	-	-	-	Permit #CD07375. Mixed-use project with 72 residential units. CD 07377

**Table C-8
Private Sector Housing Projects Planned and in Predevelopment**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
226 13th Street	226 13th Street @ 14th / Alice / Jackson	OC	CM	-	356	356	-	-	-	-	-	-	-	-	-	-	-	-	File# ZP060014; CMD 06434
401 Alice Street	401 Alice Street	OC	JLD	-	58	58	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060052
424 3rd St.	424 3rd St.	OC	JLD	-	64	64	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060071
Jack London Square Residential Tower	444 Embarcadero	OC	JLD	-	200	200	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP050141
Emerald Views (Schilling Gardens)	222 19th Street	OC	KC	-	298	298	-	-	-	-	-	-	-	-	-	-	-	-	File # CMDV06142
1429 Jackson St	1429 Jackson St	OC	KC	-	42	42	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070083
1938 Broadway	1938 Broadway	OC	KC	-	144	144	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP080033
58 Vernon St	58 Vernon St	OC	LG A	-	20	20	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070080
662 & 670 7th Street	662 & 670 7th Street; 675 8th Street	OC	OO	-	12	12	-	-	-	-	-	-	-	-	-	-	-	-	
Uptown Parcel 4 (Telegraph/19th Street)	Telegraph/19th Street/New Street/Williams Street	OC	UT	-	370	370	-	-	-	-	-	-	-	-	-	-	370	385	
3070 Brook St	3070 Brook St	OC	VS A	-	24	24	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070049
3073 Broadway	3073 Broadway	OC	VS A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DET05087 Filed 10/13/05 - Zoning determination for highest residential units to be built
1507 2nd Avenue	1507 2nd Avenue	SA	-	-	90	90	-	-	-	-	-	-	-	-	-	-	-	-	DET07098, construct 90 units

**Table C-8
Private Sector Housing Projects Planned and in Predevelopment**

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY ¹						HOUSING TYPE/TENURE/DENSITY				Comments
Project	Location	District	Sub-area	Expect Complete	Units	New	Rehabilitation	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Mod Income	Special Use	Rental	Owner	Units per Acre	
3110 Park Blvd.	3110 Park Blvd.	SA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CD06292 Grant/Cond 06/04/08 - Divide 10 lots for condos
Oak Knoll Redevelopment Project	8750 Mountain Blvd. (167 acre site)	SH	-	2009, infrastructure	960	960	-	-	-	-	-	72	-	816	-	-	-	-	(408 SFD, 248 townhomes, 304 condominiums); 72 affordable units in CCE Redevelopment
Chabot Hills	Malcolm Ave.	SH	-	-	42	42	-	-	-	-	-	-	-	-	-	-	-	-	APNs: 048-6165-059-03; 048-6165-75-04; 048-6165-76-01
Skyline Ridge Estates	Equestrian Trail APN: 037A-3141-001-15	SH	-	-	22	22	-	-	-	-	-	-	-	-	-	-	-	-	Single family homes; PUD06280
500 Kirkham	500 Kirkham	WO	-	-	238	238	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070056
1451 7th Street (Mandela Village)	1451 7th St. (Mandela Village)	WO	-	-	132	132	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP060235
1626 7th Street	1626 7th Street	WO	-	-	50	50	-	-	-	-	-	-	-	-	-	-	-	-	File # ZP070115
1520 7th St	1520 7th St	WO	-	-	10	10	-	-	-	-	-	-	-	-	-	-	-	-	CD05549 Filed for 8 residential units 11/01/05 APN: 004-0095-014-00
PRIVATE SECTOR PROJECTS IN PREDEVELOPMENT TOTAL					7,022	7,022	-	--			89	73	14	1,337					

Source: City of Oakland, 2008. Methodology: projects which have applied for a zoning pre-application or other consideration, prior to August, 2008

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRE NT ZONIN G	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Unit s per Zoni ng	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-CC-01	1440 Harrison	008 -0626-024	12,797	0.29	150	180	44	52	Permitted	152	Central Business District	262	500	R-90 permitted in C-55.	Public parking lot
	1450 Harrison	008 -0626-025	10,358	0.24	150	180	36	43	Permitted	69	Central Business District	119	500	-	Public warehouses
	-	-	23,155	0.53	150	180	80	95	-	221	-	381	-	-	-
OC-CC-02	301 12th St. (12th/Harrison)	002 -0063-006	60,000	1.38	150	180	207	248							
OC-CC	285 12th St.	002-0069-003-01	15,000	0.34	150	180	52	62							
	-	-	75,000	1.72	150	180	258	310	Permitted	500	Central Business District	861	500	R-90 permitted in C-55.	Vacant/parking lot; vacant/underutilized buildings
OC-CC-03	20th/Castro/San Pablo (Greyhound)	003 -0039-002-02	4,369	0.1	150	180	15	18	Permitted	29	Central Business District	50	500	R-90 permitted in C-51.	Greyhound bus depot
OC-CC	-	003 -0039-003	65,003	1.49	150	180	224	268	Permitted	433	Central Business District	746	500	R-90 permitted in C-51.	Greyhound bus depot
	-	-	69,372	1.59	150	180	239	286	-	462	-	796	-	-	-
OC-CC-04	1314 Franklin St. (13th/14th/Webster/Franklin)	002 -0055-001	60,000	1.38	150	180	207	248	Permitted	400	Central Business District	689	500	R-90 permitted in C-55.	Vacant/underutilized buildings

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-CC-05	1100 Broadway (vacant lot only)	002 -0051-006-02	22,003	0.51	150	180	77	92	Permitted	400	Central Business District	255	500	R-90 permitted in C-55.	vacant, commercial land
OC-CC-06	1225 Webster St	002 -0057-004-02	12,000	0.28	150	180	42	50	Permitted	400	Central Business District	140	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-07	1601 San Pablo Ave	003 -0065-002-00	10,951	0.25	150	180	38	45	Permitted	400	Central Business District	10	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-08	1431 Franklin St	008 -0621-008-07	20,974	0.48	150	180	72	86	Permitted	140	Central Business District	240	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-09	1425 Webster St	008 -0624-037-00	12,150	0.28	150	180	42	50	Permitted	81	Central Business District	140	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-10	1429 Alice St	008 -0626-017-00	11,550	0.27	150	180	41	49	Permitted	77	Central Business District	135	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-11	1600 Harrison St	008 -0626-030-01	11,550	0.27	150	180	41	49	Permitted	77	Central Business District	135	500	R-90 permitted in C-55.	commercial, garages (repair)
OC-CM-12	E. 11th St/2nd Av (SA)	019 -0025-002-05	65,484	1.5	150	180	225	270	Permitted	218	Urban Residential	251	167	R-80 permitted in S-2.	Vacant/parking lot; vacant/underutilized buildings. These are two separate sites on opposite corners

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-CM	-	019 -0027-013-03	45,813	1.05	150	180	158	189	Permitted	153	Urban Residential	176	167	R-80 permitted in S-2.	
	-	-	111,297	2.56	150	180	384	461	-	371	-	427		-	-
OC-CM-13	610 Oak St	001 -0167-010-00	12,500	0.29	150	180	44	52	Permitted	42	Central Business District	145	500	-	commercial, garages (repair)
OC-CM-14	1329 Madison St	002 -0079-004-00	10,000	0.23	150	180	35	41	Permitted	77	Central Business District	115	500	R-80 permitted in S-2.	commercial, parking lots
OC-CT-15	6th/7th/Franklin	001 -0197-004	2,499	0.06	150	180	9	10	Interim CUP	6	Central Business District	29	500	Multiple zones, but R-70 permitted in C-40.	Vacant/parking lot
OC-CT	629 Franklin	001 -0197-005	7,500	0.17	150	180	26	31	Interim CUP	17	Central Business District	86	500	R-70 permitted in C-40	Vacant commercial land
OC-CT	-	001 -0197-006	12,500	0.29	150	180	43	52	Interim CUP	28	Central Business District	143	500	R-70 permitted in C-40	Vacant commercial land
	-	-	22,499	0.52	150	180	77	93	-	50	-	258	-	-	-
OC-CT-16	7th/8th/Broadway	001 -0195-003	3,699	0.08	150	180	12	14	Permitted	25	Central Business District	42	500	-	Vacant/parking lot
OC-CT	-	001 -0195-004-02	4,868	0.11	150	180	17	20	Permitted	32	CBD	56	500	R-90 density in C-51	Vacant lot

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-CT	-	001 -0195-008	3,704	0.09	150	180	14	16	Permitted	8	Central Business District	43	500	R-70 density permitted in C-40	Vacant commercial land
OC-CT	-	001 -0195-009	3,744	0.09	150	180	14	16	Permitted	8	Central Business District	43	500	R-70 density permitted in C-41	Vacant lot
OC-CT	-	001 -0195-010	3,747	0.09	150	180	14	16	Permitted	8	Central Business District	43	500	R-70 density permitted in C-42	Vacant commercial land
	-	-	19,762	0.45	150	180	68	81	-	82	-	227	-	-	-
OC-JLD-17	2nd St. near Clay St.	001 -0133-001	14,989	0.34	150	180	51	61	Interim CUP	0	Estuary Plan (Off Price Retail)	14	40	-	Vacant former industrial building. Numbers of units estimated based on preliminary development concepts for the site.
OC-JLD	-	001 -0133-002	9,993	0.23	150	180	35	41	Interim CUP	0	Estuary Plan (Off Price Retail)	9	40	-	
	-	-	24,982	0.57	150	180	86	103	-	0	-	23	-	-	-
OC-JLD-18	Webster/Harrison/2nd/3rd	001 -0149-005	19,500	0.45	150	180	68	81	Permitted	65	Estuary Plan (Mixed Use District)	75	167	R-80 permitted in C-45.	Parking lot
OC-JLD-19	175 2nd St.	001 -0159-005	57,750	1.33	150	180	200	239	Interim CUP	0	Estuary Plan (Mixed Use District)	221	167	-	Vacant industrial building

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-JLD-20	2nd & Harrison	001 -0149-007	30,000	0.69	150	180	104	124	Permitted	100	Estuary Plan (Mixed Use District)	115	167	R-80 permitted in C-45.	Warehouse
OC-JLD-21	431 Madison St	001 -0161-007-07	30,000	0.69	150	180	104	124	Permitted	100	Estuary Plan Area	115	167	R-80 permitted in C-46	commercial, discount house
OC-KC-22	1717 Webster St	008 -0624-007-00	15,000	0.34	150	180	51	61	Permitted	100	Central Business District	170	500	R-90 permitted in C-55.	commercial, garages (repair)
OC-KC-23	301 19th St	008 -0625-002-01	22,950	0.53	150	180	80	95	Permitted	153	Central Business District	265	500	R-90 permitted in C-55.	vacant, commercial land
OC-KC-24	1431 Jackson St	008 -0627-015-01	13,747	0.32	150	180	48	58	Permitted	92	Central Business District	160	500	R-90 permitted in C-55.	vacant
OC-KC-25	1975 Webster St	008 -0637-003-03	11,045	0.25	150	180	38	46	Permitted	74	Central Business District	127	500	R-90 permitted in C-55.	vacant, commercial land
OC-LGA-26	Lenox Ave	010 -0772-020-01	15,000	0.34	150	180	51	61	Permitted	19	Urban Residential	57	167	-	vacant
OC-LGA-27	350 Grand Ave	010 -0776-013-00	15,554	0.36	150	180	54	65	Permitted	35	Community Commercial	60	167	R-70 permitted in C-30.	commercial, service stations
OC-LGA-28	500 Grand Ave	010 -0780-015-08	11,457	0.26	150	180	39	47	Permitted	25	Community Commercial	43	167	R-70 permitted in C-30.	commercial, parking lots

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-OO-29	8th & Washington	001 -0201-008	2,441	0.06	150	180	9	11	Permitted	8	Central Business District	28	500	R-80 permitted in C-52.	Vacant/parking lot
OC-OO	-	001 -0201-009	4,882	0.11	150	180	17	20	Permitted	16	Central Business District	56	500	R-80 permitted in C-52.	Parking lot
OC-OO	-	001 -0201-010	7,580	0.17	150	180	26	31	Permitted	25	Central Business District	87	500	R-80 permitted in C-52.	Public Agency
OC-OO	-	001 -0201-011	3,681	0.08	150	180	12	14	Permitted	12	Central Business District	42	500	R-80 permitted in C-52.	Parking lot
	-	-	18,584	0.43	150	180	65	77	-	62	-	213		-	-
OC-OO-30	MLK/7th/8th	001 -0211-012	4,534	0.1	150	180	15	18	Permitted	15	Central Business District	52	500	-	School
OC-OO	-	001 -0211-011	4,499	0.1	150	180	15	18	Permitted	15	Central Business District	52	500	-	School
OC-OO	-	001 -0211-015	24,032	0.55	150	180	83	99	Permitted	80	Central Business District	276	500	-	Church
	-	-	33,065	0.76	150	180	114	137	-	110	-	380		-	-
OC-OO-31	7th/8th/Clay	001 -0209-009	8,705	0.2	150	180	30	36	Permitted	58	Central Business District	100	500	R-90 permitted in C-51.	Parking lot
OC-OO	-	001 -0209-010	2,470	0.06	150	180	9	11	Permitted	16	Central Business District	28	500	R-90 permitted in	Parking lot

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
											District			C-51.	
OC-OO	-	001 -0209-011	7,500	0.17	150	180	26	31	Permitted	50	Central Business District	86	500	R-90 permitted in C-51.	Parking lot
OC-OO	-	001 -0209-014-01	14,952	0.34	150	180	51	61	Permitted	33	Central Business District	172	500	R-70 permitted in C-40	Restaurant
OC-OO	-	001 -0209-015	7,401	0.17	150	180	26	31	Permitted	16	Central Business District	85	500	R-70 permitted in C-41	One story store
			41,028	0.94	150	180	141	169	-	174	-	471		-	-
OC-OO-32	8th & Jefferson	001 -0211-004	2,672	0.06	150	180	9	11	Permitted	9	Central Business District	31	500	-	One story store
OC-OO	-	001 -0211-005	12,321	0.28	150	180	42	50	Permitted	41	Central Business District	141	500	-	One story store
OC-OO	-	001 -0211-006	5,004	0.11	150	180	17	20	Permitted	17	Central Business District	57	500	-	One story store
OC-OO	-	001 -0211-016	15,270	0.35	150	180	53	63	Permitted	51	Central Business District	175	500	-	Warehouse
			35,267	0.81	150	180	122	146	-	118	-	404	2000	-	
OC-OO-33	587 E 11th St	002 -0035-005-02	20,000	0.46	150	180	69	83	Permitted	22	Housing and Business Mix***	65	30	-	commercial, parking lots

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-UT-34	20th/22nd/San Pablo	008 -0647-019-01	12,800	0.29	150	180	44	52	Permitted	85	Central Business District	147	500	R-90 permitted in C-51.	Lodgehall clubhouse and/or
OC-UT	-	008 -0647-020-01	18,526	0.43	150	180	65	77	Permitted	124	Central Business District	213	500	R-90 permitted in C-51.	Church
OC-UT	-	008 -0647-021-01	22,306	0.51	150	180	77	92	Permitted	149	Central Business District	256	500	R-90 permitted in C-51.	School
OC-UT	-	008 -0647-016	3,000	0.07	150	180	11	13	Permitted	20	Central Business District	34	500	R-90 permitted in C-51.	School
OC-UT	-	008 -0647-017	3,000	0.07	150	180	11	13	Permitted	20	Central Business District	34	500	R-90 permitted in C-51.	School
OC-UT	-	008 -0659-022	6,396	0.15	150	180	23	27	Permitted	43	Central Business District	73	500	R-90 permitted in C-51.	Vacant commercial land
OC-UT	-	008 -0659-023	6,593	0.15	150	180	23	27	Permitted	44	Central Business District	76	500	R-90 permitted in C-51.	Vacant commercial land
	-	-	72,621	1.67	150	180	251	301	-	484		833			
OC-UT-35	20th/21st/Telegraph	008 -0649-001-01	10,858	0.25	150	180	38	45	Permitted	72	Central Business District	125	500	R-90 permitted in C-55.	Office building
OC-UT	-	008 -0649-	1,786	0.04	150	180	6	7	Permitted	12	Central	21	500	R-90	One story store

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRE NT ZONIN G	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
		001-02													
OC-UT	-	008 -0649-009	9,372	0.22	150	180	33	40	Permitted	62	Business District	108	500	permitted in C-55. R-90	Parking lot
OC-UT	-	008 -0649-010	10,736	0.25	150	180	38	45	Permitted	72	Business District	123	500	permitted in C-55. R-90	Parking lot
		-	32,752	0.75	150	180	113	135	-	218		377	2000		
OC-UT-36	22nd & Telegraph (495 22nd Street)	008 -0648-011-03	21,000	0.48	150	180	72	86	Permitted	140	Central Business District	241	500	R-90 permitted in C-55.	Vacant/underutilized buildings
OC-UT-37	585 22nd St	008 -0647-028-04	12,000	0.28	150	180	42	50	Permitted	80	Central Business District	140	500	R-90 permitted in C-51.	commercial, parking lots
OC-UT-38	2200 Telegraph Ave	008 -0658-009-01	17,041	0.39	150	180	59	70	Permitted	114	Central Business District	195	500	R-90 permitted in C-55.	commercial, service stations
OC-UT-39	2225 Telegraph Ave	008 -0659-002-01	15,893	0.36	150	180	54	65	Permitted	106	Central Business District	180	500	R-90 permitted in C-55.	commercial, service stations
OC-VSA-40	Webster St	008 -0667-005-03	11,745	0.27	45	65	11	15	Permitted	26	Detached Unit Residential	4	15	-	commercial, parking lots
OC-VSA-41	27th & Northgate (2633 Telegraph)	009 -0682-001-01	67,518	1.55	150	180	233	279	Permitted	454	Urban Residential	259	167	R-80 permitted in C-45.	parking structure, owned by Kaiser

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-VSA	553 27th Street	009-0682-031-04	10,553	0.24	150	180	36	44	-	40	Urban Residential	40	167	R-80 permitted in C-45.	parking structure, owned by Kaiser
	-	-	78,071	1.8	150	180	269	323	-	494	-	299	334	-	-
OC-VSA-42	24th/Webster/Valdez	008 -0672-005	6,250	0.14	150	180	21	25	Interim CUP	14	Community Commercial	24	167	R-70 permitted in C-40	Vacant
OC-VSA	-	008 -0672-006	3,125	0.07	150	180	11	13	Interim CUP	7	Community Commercial	12	167	R-70 permitted in C-40	Duplex
OC-VSA	-	008 -0672-007-01	3,124	0.07	150	180	11	13	Interim CUP	7	Community Commercial	12	167	R-70 permitted in C-41	Parking lot
OC-VSA	-	008 -0672-007-02	6,250	0.14	150	180	21	25	Interim CUP	14	Community Commercial	24	167	R-70 permitted in C-42	Parking lot
OC-VSA	-	008 -0672-008	4,177	0.1	150	180	15	18	Interim CUP	9	Community Commercial	16	167	R-70 permitted in C-43	Parking lot
OC-VSA	-	008 -0672-014-01	7,706	0.18	150	180	27	32	Interim CUP	17	Community Commercial	30	167	R-70 permitted in C-44	One story store
OC-VSA	-	008 -0672-015	5,861	0.13	150	180	20	23	Interim CUP	13	Community Commercial	22	167	R-70 permitted in C-45	One story store
OC-VSA	-	008 -0672-018	6,245	0.14	150	180	21	25	Interim CUP	14	Community Commercial	24	167	R-70 permitted in C-46	One story store

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRE NT ZONIN G	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-VSA	-	008 -0672-019	12,491	0.29	150	180	44	52	Interim CUP	28	Community Commercial	48	167	R-70 permitted in C-47	Misc. improved commercial
	-	-	55,229	1.27	150	180	191	229	-	123	-	212	1503	-	-
OC-VSA-43	24th/27th/Valdez	008 -0671-024	3,000	0.07	150	180	11	13	Permitted	20	Urban Residential	12	167	-	Vacant/parking lot
OC-VSA	-	008 -0671-025	5,000	0.11	150	180	17	20	Permitted	33	Urban Residential	19	167	-	Vacant
OC-VSA	-	008 -0671-026	7,499	0.17	150	180	26	31	Permitted	50	Urban Residential	29	167	-	Vacant
OC-VSA	-	008 -0671-027-02	1,900	0.04	150	180	6	7	Permitted	13	Urban Residential	7	167	-	Vacant
OC-VSA	-	008 -0671-031-02	3,015	0.07	150	180	11	13	Permitted	20	Urban Residential	12	167	-	parking lot
OC-VSA	-	008 -0671-032-02	2,988	0.07	150	180	11	13	Permitted	20	Urban Residential	11	167	-	parking lot
OC-VSA	-	008 -0671-033-02	4,342	0.1	150	180	15	18	Permitted	29	Urban Residential	17	167	-	parking lot
OC-VSA	-	008 -0671-034-02	5,170	0.12	150	180	18	22	Permitted	34	Urban Residential	20	167	-	parking lot
OC-VSA	-	008 -0671-035-02	3,759	0.09	150	180	14	16	Permitted	25	Urban Residential	14	167	-	parking lot
OC-VSA	-	008 -0671-037-03	3,231	0.07	150	180	11	13	Permitted	22	Urban Residential	12	167	-	Vacant
OC-VSA	-	008 -0671-029-02	3,119	0.07	150	180	11	13	Permitted	21	Urban Residential	12	167	-	Vacant

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-VSA	-	008 -0671-030-02	3,016	0.07	150	180	11	13	Permitted	20	Urban Residential	12	167	-	Vacant
OC-VSA	-	008 -0671-036-02	5,630	0.13	150	180	20	23	Permitted	38	Urban Residential	22	167	-	Vacant residential land
OC-VSA	-	008 -0671-023-03	43,297	0.99	150	180	149	178	Permitted	289	Urban Residential	166	167	-	Vacant residential land
OC-VSA	-	008 -0671-004-02	7,251	0.17	150	180	26	31	Permitted	48	Urban Residential	28	167	-	one to 5 story office building
-	-	-	102,217	2.35	150	180	353	423	-	681	-	393	2505	-	-
OC-VSA-44	26th/27th/Broadway	009 -0685-018-06	45,489	1.04	150	180	156	187	Interim CUP	101	Community Commercial	174	167	R-70 permitted in C-40.	Auto dealership
OC-VSA-45	2270 Broadway	008 -0656-002-01	20,146	0.46	150	180	69	83	Permitted	134	Central Business District	230	500	R-90 permitted in C-55.	commercial, parking lots
OC-VSA-46	2250 Telegraph Ave	008 -0658-006-02	11,490	0.26	150	180	39	47	Permitted	77	Central Business District	130	500	R-90 permitted in C-55.	commercial, service stations
OC-VSA-47	2417 Broadway	008 -0674-003-01	24,965	0.57	150	180	86	103	Interim CUP	55	Community Commercial	95	167	R-70 permitted in C-40.	commercial, banks
OC-VSA-48	403 28th St	009 -0684-037-01	13,049	0.3	150	180	45	54	Interim CUP	29	Community Commercial	50	167	R-70 permitted in C-40.	commercial, garages (repair)
OC-VSA-49	2710 Broadway	009 -0685-018-04	13,874	0.32	150	180	48	58	Interim CUP	31	Community Commercial	53	167	R-70 permitted in C-40.	commercial, parking lots

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRE NT ZONIN G	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-VSA-50	2855 Broadway	009 -0686-003-00	17,543	0.4	150	180	60	72	Interim CUP	39	Community Commercial	67	167	R-70 permitted in C-40.	vacant, commercial land
OC-VSA-51	2923 Telegraph Ave	009 -0698-002-01	18,527	0.43	150	180	65	77	Interim CUP	41	Community Commercial	72	167	R-70 permitted in C-40.	commercial, parking lots
OC-VSA-52	2910 Broadway	009 -0702-001-02	28,560	0.66	45	65	30	43	Permitted	63	Community Commercial	110	167	R-70 permitted in C-40.	commercial, supermarket
OC-VSA-53	3030 Broadway	009 -0704-016-01	10,361	0.24	45	65	11	16	Permitted	23	Community Commercial	40	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-54	3001 Broadway	009 -0705-004-00	42,210	0.97	45	65	44	63	Permitted	94	Community Commercial	162	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-55	3015 Broadway	009 -0705-005-00	10,149	0.23	45	65	10	15	Permitted	23	Community Commercial	38	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-56	3025 Broadway	009 -0705-006-00	15,551	0.36	45	65	16	23	Permitted	35	Community Commercial	60	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-57	3039 Broadway	009 -0705-007-00	15,246	0.35	45	65	16	23	Permitted	34	Community Commercial	58	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-58	3401 Broadway	009 -0733-004-07	25,800	0.59	45	65	27	38	Permitted	57	Community Commercial	98	167	-	commercial, parking lots
OC-VSA-59	296 27th St	010 -0798-003-07	22,896	0.53	100	130	53	69	Interim CUP	153	Urban Residential	88	167	-	commercial, 1-story store

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
OC-VSA-60	550 29th St	009 -0698-002-03	10,757	0.25	100	130	76	98	Permitted	36	Urban Residential	42	167	-	commercial, parking lots
NO-61	5433 San Pablo Ave	013 -1184-001	20,160	0.46	40	60	6	8	Permitted	45	Mixed Housing Type	19	40	R-70 permitted in C-30.	Parking
NO-62	880 W Macarthur Blvd	012 -0959-021-01	15,997	0.37	-	-	38	38	Interim CUP	0	Urban Residential	62	167	-	vacant, commercial land
NO-63	731 W Macarthur Blvd	012 -0965-024-00	17,393	0.4	-	-	38	38	Interim CUP	0	Urban Residential	67	167	-	commercial, service stations
NO-64	398 W Macarthur Blvd	012 -0976-016-00	13,274	0.3	40	60	18	26	Permitted	29	Neighb'd Center	50	167	R-70 permitted in C-30.	commercial, service stations
NO-65	391 40th St	012 -0978-002-01	13,300	0.31	40	60	14	21	Permitted	30	Community Commercial	52	167	R-70 permitted in C-30.	Commercial, miscellaneous, improved
NO-66	3943 Broadway	012 -0982-002-04	20,478	0.47	45	65	10	15	Permitted	46	Community Commercial	78	167	R-70 permitted in C-40.	commercial, service stations
NO-67	230 W Macarthur Blvd	012 -0986-025-01	11,375	0.26	45	65	14	21	Permitted	25	Neighb'd Center	43	167	-	commercial, service stations
NO-68	4045 Broadway	012 -1000-007-01	13,242	0.3	45	65	10	15	Permitted	29	Community Commercial	50	167	R-70 permitted in C-40.	commercial, garages (repair)
NO-69	4366 Broadway	013 -1108-024-01	12,527	0.29	45	65	10	15	Permitted	28	Community Commercial	48	167	R-70 permitted in C-40.	commercial, 1-story store
NO-70	3881 MLK (39th & MLK)	012 -0963-001	5,643	0.13	40	60	5	8	Interim CUP	4	Neighborhood Center	22	167	R-50 permitted in	Vacant, privately owned

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION				SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)				CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
														C-10.	
NO-71	3924 MLK (40th & MLK)	012 -0969-029;	5,499	0.13	40	60	-	-	Interim CUP	12	Community Commercial	22	167	R-70 permitted in C-30.	Vacant; BART-owned.
NO	645 40 th St	012 -0969-030;	2,500	0.06	40	60	-	-	Interim CUP	6	Neighb'd Center	10	167	R-70 permitted in C-30.	Vacant, owned
NO	-	012 -0969-41-02	2,310	0.05	40	60	-	-	Interim CUP	5	Neighb'd Center	8	167	R-70 permitted in C-30.	Vacant, owned
			10,309	0.24	40	60	10	14		23	-	40		-	-
NO-72	6101 San Pablo Ave	016 -1459-004	13,047	0.3	40	60	6	8	Permitted	29	Mixed Housing Type	12	40	R-70 permitted in C-30.	Split evenly between commercial and residential zoning
NO-73	4425 Piedmont Ave	013 -1128-008-00	15,000	0.34	45	65	10	15	Permitted	33	Community Commercial	57	167	R-70 permitted in C-40.	Commercial, miscellaneous, improved
NO-74	313 51st St	013 -1136-004-02	19,301	0.44	45	65	10	15	Permitted	43	Community Commercial	73	167	R-70 permitted in C-40.	vacant, commercial land
NO-75	5131 Shattuck Ave	014 -1216-031-02	20,755	0.48	14	28	6	12	Permitted	46	Neighb'd Center	80	167	-	commercial, service stations
NO-76	5504 Telegraph Ave	014 -1224-010-01	16,962	0.39	14	28	6	12	Permitted	38	Neighb'd Center	65	167	-	commercial, service stations
NO-77	5211 Broadway	014 -1240-009-01	18,199	0.42	40	60	14	21	Permitted	40	Community Commercial	70	167	R-70 permitted in	commercial, restaurant

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
													C-30.		
NO-78	6029 College Ave	014 -1268-002-00	11,926	0.27	14	28	7	15	Permitted	27	Neighb'd Center	45	167	-	commercial, service stations
NO-79	5714 San Pablo Ave	015 -1305-018-01	14,579	0.33	23	-	90	90	Permitted	32	Neighb'd Center	55	167	-	commercial, parking lots
NO-80	6407 Telegraph Ave	016 -1424-022-05	13,500	0.31	14	28	6	12	Permitted	30	Neighb'd Center	52	167	-	commercial, service stations
NO-81	6100 San Pablo Ave	016 -1442-039-01	15,137	0.35	40	60	14	21	Permitted	34	Community Commercial	58	167	R-70 permitted in C-30.	commercial, 1-story store
NO-82	6211 San Pablo Ave	016 -1455-020-00	13,580	0.31	40	60	14	21	Permitted	30	Community Commercial	52	167	R-70 permitted in C-30.	commercial, service stations
NO-83	6201 Claremont Ave	048A-7070-007-01	11,685	0.27	14	28	7	15	Permitted	26	Neighb'd Center	45	167	-	commercial, service stations
WO-84	2948 17th St	003 -0055-024-01	11,531	0.26	40	60	15	23	Permitted	26	Mixed Housing Type	10	40	-	vacant
WO-85	800 W Grand Ave	003 -0019-003-00	29,704	0.68	100	130	161	210	Permitted	66	Community Commercial	114	167	R-70 permitted in C-30.	vacant, commercial land
WO-86	7th St. b/t Mandela & Kirkham	004 -0069-002-01	50,809	1.17	51	-	60	60	Requires CUP	113	Neighb'd Center	195	167	-	Parking lot Units based on transit village concept plans

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
WO-87	7th St. b/t Mandela & Kirkham	004 -0069-001	23,432	0.54	74	-	40	40	Requires CUP	52	Neighb'd Center	90	167	-	Gas station / Parking lot Units based on transit village concept plans
WO	-	004 -0069-002	9,165	0.21	74	-	40	40	Requires CUP	20	-	35	167	-	vacant industrial land
		-	32,597	0.75	74	-	40	40	-	72	-	125		-	-
WO-88	7th St. b/t Chester & Center	004 -0079-010	2,583	0.06	45	-	30	30	Permitted	1	Mixed Housing Type	2	40		vacant
WO	-	004 -0079-011	9,165	0.21	45	-	30	30	Permitted	20	Neighb'd Center	35	167	R-70 permitted in S-15	vacant commercial land
WO	-	004 -0079-012	1,448	0.03	45	-	30	30	Permitted	3	Mixed Housing Type	1	40		one story store
WO	-	004 -0079-013	4,392	0.1	45	-	30	30	Permitted	10	Mixed Housing Type	4	40		one story store
WO	-	004 -0079-014	2,526	0.06	45	-	30	30	Permitted	6	Neighb'd Center	10	167	R-70 permitted in S-18	vacant lot
WO	-	004 -0079-015	13,892	0.32	45	-	30	30	Permitted	31	Neighb'd Center	53	167	R-70 permitted in S-19	vacant commercial land
WO	1484 7th street	004 -0079-017-01	8,661	0.2	45	-	30	30	Permitted	19	Neighb'd Center	33	167	R-70 permitted in S-21	store on first floor
		-	42,667	0.98	45	-	30	30	-	90	-	140		-	

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
WO-89	7th St. b/t Henry & Chester	004 -0095-014	12,422	0.29	66	-	30	30	Permitted	28	Neighb'd Center	48	167	R-70 permitted in S-15	parking lot
WO	-	004 -0095-015	2,471	0.06	66	-	30	30	Permitted	5	Neighb'd Center	10	167	R-70 permitted in S-16	vacant
WO	-	004 -0095-016	2,656	0.06	66	-	30	30	Permitted	6	Neighb'd Center	10	167	R-70 permitted in S-17	vacant
WO	-	004 -0095-017	2,774	0.06	66	-	30	30	Permitted	6	Neighb'd Center	10	167	R-70 permitted in S-18	vacant
-	-	-	20,323	0.47	66	-	30	30	-	45	-	78	-	-	-
WO-90	7th St. b/t Campbell & Peralta	006 -0003-017	5,006	0.11	51	-	10	10	Requires CUP	1	Mixed Housing Type	4	40		vacant
WO	-	006 -0003-018	5,666	0.13	51	-	10	10	Requires CUP	13	Community Commercial	22	167		store on first floor
WO	-	006 -0003-019	10,136	0.23	51	-	10	10	Requires CUP	23	Mixed Housing Type	9	40		Vacant
WO	-	006 -0003-020	1,090	0.03	51	-	10	10	-	2	Community Commercial	5	167		store on first floor
WO	-	006 -0003-021	5,374	0.12	51	-	10	10	Requires CUP	12	Community Commercial	20	167		vacant
-	-	-	27,272	0.63	51	-	10	10	-	51	-	60	-	-	-

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
WO-91	5th St. @ Mandela (SE corner)	0000-0390-010-07	163,500	3.75	35	35	131	131	Requires CUP	363	Community Commercial	626	167	2348.4375	Vacant / parking Numbers of units estimated based on preliminary development concepts for the site.
WO-92	7th St. b/w Willow and Campbell	006 -0017-022-00	4,985	0.11	51	-	10	10	Requires CUP	11	Community Commercial	18	167	-	Vacant
WO	-	006 -0017-021-00	5,944	0.14	51	-	10	10	Requires CUP	13	Mixed Housing Type	6	40	-	vacant
WO	-	006 -0017-020-00	5,933	0.14	51	-	10	10	Requires CUP	13	Mixed Housing Type	6	40	-	one story store
WO	-	006 -0017-019-00	5,718	0.13	51	-	10	10	Requires CUP	13	Community Commercial	22	167	-	vacant
WO	-	006 -0017-018-00	6,319	0.15	51	-	10	10	Requires CUP	14	Community Commercial	25	167	-	vacant
	-	-	28,899	0.66	51	-	10	10	-	64	-	76	-	-	-
WO-93	355 Mandela Parkway	004 -0073-008-00	7,448	0.17	67		130	130	Requires CUP	17	Business Mix	0	0	S-15	Vacant
WO-94	1395 7th Street	004 -0069-004	22,475	0.52	67	-	130	130	Requires CUP	50	Neighb'd Center	87	167	-	Parking lot
WO-95	5th St (at Castro)	001 -0121-027-02	10,219	0.23	45	65	19	27	Permitted	23	Mixed Housing Type	9	40	-	vacant, commercial land
WO-96	1115 Adeline St	004 -0033-007-00	10,448	0.24	40	60	10	23	Permitted	23	Mixed Housing Type	10	40	-	vacant, commercial land
WO-97	1230 14th St	005 -0377-019-01	12,000	0.28	40	60	15	23	Permitted	27	Mixed Housing Type	11	40	-	commercial, service stations

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
WO-98	1158 14th St	005 -0378-017-01	12,968	0.3	40	60	15	23	Permitted	29	Mixed Housing Type	12	40	-	vacant, residential land zoned 4 units
WO-99	905 W Grand Ave	005 -0411-001-05	16,875	0.39	100	130	161	210	Permitted	38	Community Commercial	65	167	R-70 permitted in C-30.	commercial, garages (repair)
WO-100	2703 Martin Luther King	009 -0691-003-01	12,625	0.29	100	130	104	136	Interim CUP	28	Community Commercial	48	167	R-70 permitted in C-40.	commercial, garages (repair)
WO-101	3314 San Pablo Ave	009 -0723-015-01	10,990	0.25	40	60	14	21	Permitted	24	Community Commercial	42	167	R-70 permitted in C-30.	commercial, service stations
WO-102	2720 San Pablo Ave	009 -0692-015-02	12,376	0.28	40	60	14	21	Permitted	28	Community Commercial	47	167	R-70 permitted in C-30.	vacant, commercial land
SA-103	2777 Foothill Blvd.	025 -0733-008-02	20,634	0.47	46	60	7	10	-	46	Urban Residential	79	167	Urban residential	One story institutional building on larger, corner lot
SA-104	2345 International Blvd	020 -0105-004-00	20,250	0.46	100	130	257	335	Permitted	45	Neighb'd Center	77	167	-	Commercial, miscellaneous, improved
SA-105	2424 International Blvd	020 -0154-006-00	10,975	0.25	40	60	7	10	Interim CUP	24	Neighb'd Center	42	167	-	commercial, restaurant
SA-106	825 E 12th St	019 -0034-003-00	14,785	0.34	20	30	14	21	Requires CUP	33	Neighb'd Center	57	167	-	commercial, garages (repair)
SA-107	1035 E 12th St	019 -0036-005-02	10,500	0.24	20	30	14	21	Requires CUP	23	Neighb'd Center	40	167	-	light industrial

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
SA-108	1111 E 12th St	019 -0037-001-01	15,625	0.36	20	30	14	21	Requires CUP	35	Neighb'd Center	60	167	-	commercial, garages (repair)
SA-109	1601 International Blvd	020 -0113-001-00	10,500	0.24	14	28	6	12	Permitted	23	Neighb'd Center	40	167	-	vacant, commercial land
SA-110	1118 E 12th St	020 -0118-013-00	10,500	0.24	20	30	14	21	Requires CUP	23	Neighb'd Center	40	167	-	Commercial, miscellaneous, improved
SA-111	2956 Lakeshore Ave	023 -0419-001-02	27,460	0.63	40	60	15	23	Permitted	61	Community Commercial	105	167	-	Commercial, miscellaneous, improved
SA-112	1951 23rd Avenue	021 -0248-008-01	8,950	0.21	6	30	2	4	CUP	6	Mixed Housing Type	8	40	Mixed Housing Type	Corner of E 20th and 23rd, odd shape parcel, small billboard at corner, former auto repair use with potential clean up
SA-113	2057 23rd Avenue	021 -0252-001-00	3,466	0.08	2	30	2	4	-	2	Mixed Housing Type	3	40	Mixed Housing Type	Corner lot, vacant, near multiple bus stops, residential behind and across as well as commercial

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
SA-114	2533 23rd Avenue and E. 26th	022 -0351-061-00	9,375	0.22	6	30	4	6	CUP	6	Mixed Housing Type	9	40	Mixed Housing Type	Corner lot (E. 26th, 23rd Avenue and 22nd Avenue?), steep topography, fairly large, surrounded by residential
SA-115	Lake Shore Ave at Boden	023 -0415-001-00	12,010	0.28	100	130	76	98	Permitted	40	Urban Residential	47	167	R-80	parking, playground for Catholic Church
FV-116	3815 Foothill	033 -2138-053-01	6,094	0.14	40	60	6	8	Permitted	14	Urban Residential	23	167	R-70 permitted in C-30.	Vacant
FV-117	3615 Foothill	033 -2134-002-01	12,087	0.28	40	60	11	17	Permitted	11	Neighb'd Center	19	167	R-70 permitted in C-30.	Existing market no longer in use; neighbor (3615) interested in developing
FV-118	1750 35th Ave.	033 -2128-003-00	5,990	0.14	40	60	6	8	Permitted	13	Urban Residential	23	167	R-70 permitted in C-30.	Through lot, vacant
FV-119	3600 Foothill Blvd.	032 -2084-051	6,541	0.15	14	60	5	7	Permitted	15	Urban Residential	25	167	Urban residential	Two sites across 36th Avenue, one small (3566 36th) and one large (3614 36th). Residential behind with commercial across Foothill

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
FV-120	3755 Foothill Blvd.	033 -2135-031-00	8700	0.2	40	60	6	8	Permitted	19	Urban Residential	33	167	Urban residential	-
FV-121	3938 Fruitvale Avenue	032 -2087-018-00	4,840	0.11	40	60	6	8	Permitted	11	Urban Residential	19	167	R-70 permitted in C-30.	Building and parking lot
FV-122	3009 Foothill Blvd.	025 -0726-008-00	7,250	0.17	40	60	6	8	Permitted	16	Community Commercial	28	167	-	Auto repair garage with vacant lot next door
FV-123	3002 Foothill Blvd.	026 -0747-015-03	2806	0.06	40	60	7	10	Interim CUP	6	Community Commercial	11	167	R-70 permitted in C-30.	2 story apartment complex; boarded up windows
FV-124	3111 International Blvd	025 -0689-001-01	27,273	0.63	14	28	6	12	Permitted	61	Neighb'd Center	105	167	-	commercial, restaurant
FV-125	3053 International Blvd	025 -0690-008-01	12,432	0.29	14	28	6	12	Permitted	28	Neighb'd Center	48	167	-	commercial, parking lots
FV-126	2956 International Blvd	025 -0720-007-02	24,700	0.57	40	60	6	8	Permitted	55	Community Commercial	23	167	R-70 permitted in C-40.	commercial, parking lots
FV-127	2120 Montana St	026 -0834-022-01	14,034	0.32	40	60	14	20	Permitted	9	Mixed Housing Type	13	40	-	commercial, service stations
FV-128	2411 Macarthur Blvd	028 -0906-027-01	17,778	0.41	14	28	7	15	Permitted	40	Neighb'd Center	68	167	-	commercial, 1-story store
FV-129	4255 Macarthur Blvd	030 -1981-133-00	10,350	0.24	14	28	7	15	Permitted	23	Neighb'd Center	40	167	-	commercial, service stations
FV-130	4134 Foothill Blvd	032 -2079-018-00	13,720	0.31	40	60	18	27	Permitted	30	Community Commercial	52	167	R-70 permitted in C-30.	commercial, parking lots

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
FV-131	3609 International Blvd	033 -2177-001-01	10,995	0.25	40	60	6	8	Permitted	24	Neighb'd Center	42	167	-	commercial, service stations
FV-132	2055 Macarthur Blvd	026 -0835-006-01	12,885	0.3	14	28	7	15	Permitted	29	Neighb'd Center	50	167	-	commercial, restaurant
CE-133	4251 International Blvd	033 -2153-004-01	15,625	0.36	40	60	18	27	Permitted	35	Community Commercial	60	167	R-70 permitted in C-40.	commercial, service stations
CE-134	4323 International Blvd	034 -2251-002-01	17,823	0.41	40	60	18	27	Permitted	40	Community Commercial	68	167	R-70 permitted in C-40.	Commercial, miscellaneous, improved
CE-135	Coliseum BART parking lot	041-4166-031-02	60,403												
CE		041-4164-024-03	117,586												
CE		041-4164-031-02	114,395												
CE		041-4162-001-05	78,033												
			370,417	8.5	-	-	300	300	Interim CUP	0	Community Commercial	1336	167	Zoned M-20; Coliseum Concept Plan	BART Parking lot. Units based on transit village concept plans.
CE-136	7101-7135 International Blvd.	041 -4129-001-02	21,182	0.49	45	65	23	33	Permitted	47	Community Commercial	81	167	R-70 permitted in C-40.	Vacant storefront
CE	-	041 -4129-004-00	5,179	1.19	45	65	23	33	Permitted	12	Community Commercial	199	167	R-70 permitted in C-40.	one story store

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION				SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment	
					Low	High	Low	High								
-	-	-	26,361	1.68	45	65	23	33	-	59	-	280	-	-		
CE-137	7025 International Blvd.	041 -4131-003-01	10,150	0.23	45	65	10	15	Permitted	23	Urban Residential	59	167	R-70 permitted in C-40.	Vacant	
CE-138	7000-7016 International Blvd.	039 -3312-030-00	2,402	0.06	45	65	14	21	Permitted	5	Urban Residential	9	167	R-70 permitted in C-40.	Auto repair	
CE	-	039 -3312-033-01	11,539	0.26	45	65	14	21	Permitted	26	Urban Residential	44	167	R-70 permitted in C-40.	One story store	
-	-	-	13,941	0.32	45	65	14	21	-	31	-	53	-	-		
CE-139	5318 Fairfax	035 -2389-012	19,200	0.44	40	60	18	26	Permitted	43	Neighb'd Center	74	167	R-70 permitted in C-30.	Parking lot	
CE-140	2901 68th Ave.	039 -3281-009-02	16,500	0.38	40	60	15	23	Permitted	37	Community Commercial	63	167	Multiple zones, but R-70 permitted in C-30.	-	
CE-141	6620 Foothill	039 -3279-013-02	15,000	0.34	40	60	14	21	Permitted	33	Community Commercial	58	167	R-70 permitted in C-30.	underutilized buildings	
CE-142	6403 Foothill	039 -3276-028-02	14,715	0.34	40	60	14	20	Permitted	33	Urban Residential	56	167	R-70 permitted in C-30.	Vacant lot	
CE-143	6001 Foothill	038 -3201-001	8,600	0.2	40	60	8	12	Permitted	19	Urban Residential	33	167	R-70 in C-30.	Parking lot	

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
CE-144	5833 Foothill	038 -3182-023	16,509	0.38	40	60	27	40	Permitted	37	Neighb'd Center	63	167	R-70 permitted in C-30.	Demo of old bowling alley has occurred and site grading work
CE	-	038 -3182-022	6,546	0.15	40	60	27	40	Permitted	15	Neighb'd Center	25	167	R-70 permitted in C-30.	Vacant
CE	-	038 -3182-021	2,303	0.05	40	60	27	40	Permitted	5	Neighb'd Center	9	167	R-70 permitted in C-30.	Vacant
CE	-	038 -3182-006	4,572	0.1	40	60	27	40	Permitted	10	Neighb'd Center	18	167	R-70 permitted in C-30.	office
-	-	-	29,930	0.69	40	60	27	40	-	67	-	115	-	-	-
CE-145	5490 Foothill	035 -2376-001	6,013	0.14	40	60	6	8	Permitted	13	Urban Residential	23	167	R-70 permitted in C-30.	Commercial/Mixed-Use
CE-146	5310 & 5308 Fairfax; 5319 & 5323 Foothill Blvd	035 -2389-013	2,700	0.06	40	60	19	28	Permitted	6	Neighb'd Center	10	167	R-70 permitted in C-30.	Vacant lot
CE	-	035 -2389-014	3,299	0.08	40	60	19	28	Permitted	7	Neighb'd Center	13	167	R-70 permitted in C-30.	vacant commercial land
CE	-	035 -2389-015	4,799	0.11	40	60	19	28	Permitted	11	Neighb'd Center	18	167	R-70 permitted in C-30.	parking lot
CE	-	035 -2389-016	4,799	0.11	40	60	19	28	Permitted	11	Neighb'd Center	18	167	R-70 in C-30.	one story store

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
-	-	-	15,597	0.36	40	60	19	28	-	35	-	59	-	-	
CE-147	4825 Foothill	035 -2385-001	15,750	0.36	40	60	14	22	Permitted	35	Urban Residential	60	167	R-70 permitted in C-30.	Non conforming auto use. Excellent site for housing.
CE-148	4529 Foothill	035 -2401-001-01	19,680	0.45	40	60	18	27	Permitted	44	Urban Residential	75	167	R-70 permitted in C-30.	Housing. *OUSD considering this site for school expansion.
CE-149	4280 Foothill Blvd	035 -2351-005-02	18,518	0.43	40	60	18	27	Permitted	41	Community Commercial	72	167	R-70 permitted in C-30.	commercial, service stations
CE-150	4265 Foothill Blvd	035 -2352-008-01	26,310	0.6	40	60	18	27	Permitted	58	Community Commercial	100	167	R-70 permitted in C-30.	commercial, service stations
CE-151	1435 High St	035 -2353-026-01	14,000	0.32	40	60	18	27	Permitted	31	Community Commercial	53	167	R-70 permitted in C-40.	commercial, restaurant
CE-152	4610 International Blvd	035 -2359-022-01	12,587	0.29	40	60	18	27	Permitted	28	Community Commercial	48	167	-	commercial, restaurant
CE-153	5130 International Blvd	035 -2363-029-00	12,316	0.28	40	60	14	22	Permitted	27	Community Commercial	47	167	R-70 permitted in C-40.	commercial, parking lots
CE-154	5216 International Blvd	035 -2364-022-01	22,528	0.52	40	60	14	22	Permitted	50	Community Commercial	87	167	R-70 permitted in C-40.	vacant, commercial land
CE-155	5232 International Blvd	035 -2364-024-00	20,906	0.48	40	60	14	22	Permitted	46	Community Commercial	80	167	R-70 in C-40.	commercial, parking lots

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
CE-156	5490 International Blvd	035 -2366-018-00	13,100	0.3	40	60	19	28	Permitted	29	Community Commercial	50	167	R-70 permitted in C-40.	vacant, commercial land
CE-157	5330 Foothill Blvd	035 -2378-006-00	11,250	0.26	40	60	19	28	Permitted	25	Community Commercial	43	167	R-70 permitted in C-40.	vacant, commercial land
CE-158	6200 International Blvd	038 -3222-019-01	10,000	0.23	45	65	23	33	Permitted	22	Community Commercial	38	167	R-70 permitted in C-40.	commercial, parking lots
CE-159	5542 International Blvd	038 -3232-015-01	21,728	0.5	40	60	19	28	Permitted	48	Community Commercial	83	167	R-70 permitted in C-40.	commercial, parking lots
CE-160	6600 Foothill Blvd	039 -3279-015-03	13,750	0.32	40	60	14	20	Permitted	31	Community Commercial	53	167	R-70 permitted in C-30.	commercial, service stations
CE-161	6415 International Blvd	041 -4050-021-00	10,397	0.24	45	65	23	33	Permitted	23	Community Commercial	40	167	R-70 permitted in C-40.	commercial, 1-story store
EH-162	9507 Edes (Armistice Powell)	045 -5292-005	31,767	0.73	-	-	6	6	Rezone or subdivide	8	Detached Unit Residential	1	15	Zoning density cannot be greater than GP density, currently 1 unit unless amended or subdivided	

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
EH-163	7301 Bancroft Ave	040 -3334-015-01	11,443	0.26	40	-	60	60	Permitted	14	Urban Residential	43	167	-	commercial, restaurant
EH-164	9525 International Blvd	044 -4968-003-01	28,180	0.65	45	65	11	16	Permitted	63	Community Commercial	108	167	R-70 permitted in C-40.	commercial, banks
EH-165	1424 94th Ave	046 -5423-002-02	10,378	0.24	45	65	14	21	Permitted	23	Community Commercial	40	167	R-70 permitted in C-40.	commercial, 1-story store
EH-166	10400 International Blvd	047 -5509-039-01	10,993	0.25	45	65	10	15	Permitted	24	Community Commercial	42	167	R-70 permitted in C-40.	commercial, parking lots
EH-167	10507-10511 International Blvd.	045 -5194-001-00	10,000	0.23	45	65	10	15	Permitted	22	Community Commercial	38	167	R-70 permitted in C-40.	Pawn shop / parking lot
EH-168	10102 International Blvd.	047 -5516-017-01	11,062	0.25	45	65	11	17	Permitted	24	Community Commercial	42	167	R-70 permitted in C-40.	Auto repair and tire sales
EH-169	9945-9959 International Blvd.	044 -4972-006-05	10,500	0.24	45	65	11	16	Permitted	23	Community Commercial	40	167	R-70 permitted in C-40.	Parking lot
EH-170	9000-9012 International Blvd.	046 -5421-012-01	10,071	0.23	45	65	14	21	Permitted	22	Neighb'd Center	39	167	R-70 permitted in C-40.	Vacant
EH	-	046 -5421-010-00	3,780	0.09	45	65	14	21	Permitted	8	Neighb'd Center	14	167	R-70 permitted in C-40.	Misc. improved commercial
	-	-	13,851	0.32	45	65	14	21	-	31	-	53	-	-	-

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION				SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRE NT ZONIN G	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment	
					Low	High	Low	High								
EH-171	8700 International Blvd.	043 -4580-013-00	10,228	0.23	45	65	11	15	Permitted	22	Urban Residential	39	167	R-70 permitted in C-40.	Car wash	
EH-172	8603-8629 International Blvd.	042 -4252-001-00	5,713	0.13	45	65	19	27	Permitted	13	Urban Residential	22	167	R-70 permitted in C-40.	store on first floor	
EH	-	042 -4252-002-00	5,709	0.13	45	65	19	27	Permitted	13	Urban Residential	22	167	R-70 permitted in C-40.	one story store	
EH	-	042 -4252-003-02	2,593	0.06	45	65	19	27	Permitted	6	Urban Residential	10	167	R-70 permitted in C-40.	one story store	
EH	-	042 -4252-004-02	2,592	0.06	45	65	19	27	Permitted	6	Urban Residential	10	167	R-70 permitted in C-40.	one story store	
EH	-	042 -4252-005-02	1,993	0.05	45	65	19	27	Permitted	4	Urban Residential	8	167	R-70 permitted in C-40.	vacant commercial land	
EH	-	042 -4252-006-00	4,029	0.09	45	65	19	27	Permitted	9	Urban Residential	15	167	R-70 permitted in C-40.	one story store	
	-	-	22,629	0.52	45	65	19	27	-	50	-	87	1002	-	-	
EH-173	8332 International Blvd.	043 -4551-011-01	12,632	0.29	45	65	13	19	Permitted	28	Neighb'd Center	48	167	R-70 permitted in C-40.	Auto repair	
EH-174	8001-8023 International Blvd.	041 -4202-001-00	12,413	0.28	45	65	31	45	Permitted	28	Urban Residential	48	167	R-70 permitted in C-40.	Vacant	

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
EH	-	041 -4202-002-00	9,428	0.22	45	65	31	45	Permitted	21	Urban Residential	36	167	R-70 permitted in C-40.	vacant commercial land
EH	-	041 -4202-003-00	7,835	0.18	45	65	31	45	Permitted	17	Urban Residential	30	167	R-70 permitted in C-40.	vacant commercial land
	-	-	29,676	0.68	45	65	31	45	-	66	-	114	-	-	-
EH-175	8000 International Blvd.	040 -3368-023-01	25,004	0.57	45	65	26	37	Permitted	55	Urban Residential	96	167	Split zone. R-70 density permitted in C-40 zone.	Vacant
EH-176	7915-7991 International Blvd.	041 -4198-001-01	22,719	0.52	45	65	33	48	Permitted	50	Urban Residential	87	167	R-70 permitted in C-40.	Auto repair
EH	-	041 -4198-005-00	9,245	0.21	45	65	33	48	Permitted	21	Urban Residential	35	167	R-70 permitted in C-40.	auto repair
	-	-	31,964	0.73	45	65	33	48	-	71	-	122	-	-	-
EH-177	7700-7744 International Blvd.	040 -3355-056-00	25,004	0.57	45	65	26	37	Permitted	56	Urban Residential	96	167	R-70 permitted in C-40.	Mostly vacant
EH-178	10605 Foothill Blvd	047 -5594-001-00	14,200	0.33	40	60	14	21	Permitted	32	Community Commercial	55	167	R-70 permitted in C-30.	commercial, shopping center
EH-179	606 Clara St	044 -5014-006-03	8,897	0.2	14	28	13	26	Requires CUP	2	Detached Unit Residential	3	15	R-50 permitted in C-10.	Vacant

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
EH-180	9418 Edes Av	044 -5014-005-00	17,414	0.4	14	28	13	26	Requires CUP	2	Detached Unit Residential	6	15	R-50 permitted in C-10.	Commercial building and parking lot
NH-181	2240 Mountain Blvd	048D-7244-021-06	14,000	0.32	40	60	18	26	Permitted	31	Neighb'd Center	53	167	R-70 permitted in C-30.	commercial, service stations
NH-182	6125 Merced Ave	048F-7352-012-01	15,695	0.36	14	28	7	15	Permitted	35	Neighb'd Center	60	167	R-70 permitted in C-27	parking lot for supermarket
LH-183	4276 Macarthur Blvd	030 -1981-150-00	10,837	0.25	14	28	7	15	Permitted	24	Neighb'd Center	42	167	-	commercial, service stations
LH-184	3600 Park Blvd	023 -0476-021-01	16,240	0.37	40	60	8	12	Permitted	36	Urban Residential	62	167	R-70 permitted in C-30.	commercial, service stations
LH-185	3374 Grand Ave	011 -0836-001-01	15,062	0.35	40	60	14	21	Permitted	33	Community Commercial	58	167	R-70 permitted in C-30.	commercial, service stations
LH-186	100 Macarthur Blvd	010 -0812-008-01	15,780	0.36	40	60	14	21	Permitted	35	Community Commercial	60	167	R-70 permitted in C-30.	commercial, service stations
TOTALS							8,672	10,759				21,215			

Opportunity Sites Zoned Less Than 30 Units per Acre:

EH-190	10451 MacArthur Blvd.	047 -5576-007-03	23,000	0.53	14	28	7	15	Permitted	51	Community Commercial	88	167	R-70 permitted in C-28.	Vacant
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**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
EH-191	9601 MacArthur Blvd.	046 - 5489-001-01	10,757	0.25	14	28	3	7	Requires CUP	7	Neighb'd Center	41	167		Vacant
EH-192	9439-9547 MacArthur Blvd.	046 - 5488-016-01	7,727	0.18	14	28	20	40	Requires CUP	5	Urban Residential	30	167	CUP required for more than 2 units in R-50	Vacant
EH	-	046 - 5488-013-00	4,307	0.1	14	28	20	40	Requires CUP	1	Urban Residential	17	167	CUP required for more than 2 units in R-51	Church
EH	-	046 - 5488-014-00	4,636	0.11	14	28	20	40	Requires CUP	1	Urban Residential	18	167	CUP required for more than 2 units in R-52	vacant
EH	-	046 - 5488-011-00	3,740	0.09	14	28	20	40	Requires CUP	1	Urban Residential	14	167	CUP required for more than 2 units in R-53	vacant
			20,410	0.47	14	28	20	40	-	8	-		668	-	-
EH-193	8201-8237 MacArthur Blvd.	043 - 4620-001-01	15,065	0.35	14	28	13	26	Requires CUP	4	Urban Residential	58	167	Multiple zones, but R-50 permitted in C-10.	Mostly vacant
EH	-	043 - 4620-	5,024	0.12	14	28	13	26	Requires CUP	1	Urban Residential	19	167	R-50 permitted in	vacant

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)				CURRENT ZONING	GENERAL PLAN			COMMENTS		
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
		001-02											C-10.		
EH	-	043 - 4621-001-00	5,023	0.12	14	28	13	26	Requires CUP	1	Urban Residential	19	167		one story store
	-	-	25,112	0.58	14	28	13	26	-	6	-		501	-	-
EH-194	7951-7985 MacArthur Blvd.	040 - 3407-001-00	15,265	0.35	14	28	5	10	Requires CUP	10	Urban Residential	59	167	Multiple zones, R-50 permitted in C-10.	Vacant
EH-195	7823 MacArthur Blvd.	040 - 3403-002-00	18,500	0.42	14	28	6	12	Permitted	41	Neighb'd Center	71	167	R-70 permitted in C-28.	Vacant
EH-196	7526-7540 MacArthur Blvd.	040A-3409-001-13	46,945	1.08	14	28	21	42	Requires CUP	12	Detached Unit Residential	16	15	R-50 permitted in C-20.	Vacant
EH	-	040A-3409-012-00	14,934	0.34	14	28	21	42	Requires CUP	10	Neighb'd Center	57	167	R-50 permitted in C-20.	one story store
EH	-	040A-3409-013-00	3,284	0.08	14	28	21	42	Requires CUP	2	Neighb'd Center	13	167	R-50 permitted in C-20.	one story store
	-	-	65,163	1.5	14	28	21	42	-	24	-		349	-	-

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRE NT ZONIN G	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
SA-189	1100 8th Ave. (at E. 11th St.)	019 - 0034-010	30,000	0.69	20	30	14	21	Requires CUP	38	Housing and Business Mix	28	40	Density cannot exceed GP density.. Maximum 28 units allowed.	Code compliance issues, open storage. Blighted
WO-187	5th St. b/t Chester & Mandela	004 - 0077-003	98,977	2.27	23	-	90	90	Permitted	220	Neighb'd Center	379	167	R-70 permitted in C-35.	BART station parking lot Units based on transit village concept plans
WO-188	-	004 - 0097-009	5,033	0.12	24	-	12	12	Permitted	11	Neighb'd Center	19	167	-	store on first floor
WO	-	004 - 0097-010	5,079	0.12	24	-	12	12	Permitted	11	Neighb'd Center	19	167	-	industrial
WO	-	004 - 0097-011	2,773	0.06	24	-	12	12	Permitted	6	Neighb'd Center	11	167	-	store on first floor
WO	-	004 - 0097-012	2,092	0.05	24	-	12	12	Permitted	5	Neighb'd Center	8	167	-	store on first floor
WO	-	004 - 0097-013	2,092	0.05	24	-	12	12	Permitted	5	Neighb'd Center	8	167	-	vacant

**Table C-9
Additional Housing Opportunity Sites**

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
Site #	Location	APN	Sq. Ft.	Acres	Est. Density (units per acre)		Estimated # of Units		Permits Needed?	Max # of Units per Zoning	GP Land Use Type	Max # of Units under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
					Low	High	Low	High							
WO	-	004 - 0097-014	2,093	0.05	24	-	12	12	Permitted	5	Neighb'd Center	8	167	-	vacant
WO	-	004 - 0097-015	3,238	0.07	24	-	12	12	Permitted	7	Neighb'd Center	12	167	-	vacant
WO	-	004 - 0097-016	3,312	0.08	24	-	12	12	Permitted	1	Mixed Housing Type	3	40	-	store on first floor
	-	-	25,712	0.6	25	-	12	12	-	51			1209		-
TOTALS							191	275							

Housing Opportunity Sites on the Local Register or in Historic preservation districts

A number of the Housing Opportunity Sites are in historic preservation districts, or had demolished structures which still have a rating in the Oakland Cultural Heritage Survey (OCHS). Table C9-a lists those opportunity sites (from Table C-9, above) which also are in historic districts (either Areas of Primary Importance—API, or in the S-7 or S-20 zones), or have structures which are rated in the Heritage Survey.

Table C-9a
Housing Opportunity Sites on the Local Register
or in Historic Preservation Districts

Address	APN	Current Improvement	API	S-7 or S-20 zone	OCHS rating
8th and Washington (468 8th Street)	001 -0201-008	Vacant	x	x	n/a
9th street (near Jefferson)	001 -0211-004	surface parking	x		n/a
587 E 11 th St.	002 -0035-005-02	Commercial, Parking lots	x		n/a
13 th /14 th /Webster/Franklin	002 -0055-001	Parking structure	x		n/a
2948 17 th St.	003 -0055-024-01	Vacant		x	n/a
1601 San Pablo Ave.	003 -0065-002-00	Commercial, parking lots	x		*1-
1115 Adeline St.	004 -0033-007-00	Surface parking lot		x	n/a
1230 14 th St.	005 -0377-019-01	Vacant gas station		x	*3
1158 14 th St.	005 -0378-017-01	Vacant, residential land		x	n/a
1431 Franklin St.	008 -0621-008-07	Surface parking lot	x		n/a
1429 Alice St.	008 -0626-017-00	Commercial, parking lots	x		n/a
1431 Jackson St.	008 -0627-015-01	Surface parking lot	x		n/a
585 22 nd St.	008 -0647-028-04	Commercial, parking lots	x		n/a
2100 Telegraph Ave.	008 -0648-011	City parking lot	x		n/a
1118 East 12th St. (heritage property demolished)	020 -0118-013-00	Commercial		x	Ca1+

**Table C-10
Downtown and Central Area Project Densities**

Project	Status	Units	Square Feet	Acres	Units/Acre	Type	Affordable
Jack London District (JLD)							
311 2nd St	UC	105	38,067	0.87	120	New	No
377 2nd Street	A	96	20,000	0.46	209	New	No
Old Oakland (OO)							
721-741 Broadway	A	53	10,000	0.23	231	New	No
Clayton Court	A	12	10,866	0.23	48	New	No
514 7th Street	A	24	10,000	0.23	105	New	No
Chinatown (CT)							
630 Webster	A	27	6,000	0.14	196	New	No
City Center/Government Center (CC)							
Cathedral Building	UC	18	2,353	0.05	333	Reuse	No
Jackson Center Two	A	110	61,000	1.40	79	New	No
1331 Harrison Project	A	98	15,000	0.34	285	New	No
1538 Broadway	A	69	11,370	0.26	264	New	No
1915 San Pablo Ave	A	10	16,854	0.39	26	New	No
632 14th Street	A	40	6,800	0.16	256	New	No
1610 Harrison St	A	35	11,845	0.27	129	New	No
1640 Broadway	A	254	22,210	0.51	498	New	No
Harrison Senior	P	74	--	--	241	New	Yes
Uptown (UT)							
Fox Courts	UC	80	--	--	91	New	Yes
Uptown Parcel 4	P	370	--	--	385	New	No
1755 Broadway	UC	24	9,815	0.23	107	New	No
562 21st Street	A	12	4,000	0.09	131	New	No
Kaiser Center (KC)							
Jackson Courtyard Condominiums	UC	45	10,000	0.23	196	New	No
County Buildings/Metro Center/Laney (CM)							
116 6th St	A	80	15000	0.34	232	New	No
Valdez/Northgate Area (VSA)							
2355 Broadway	C	24	--	--	97	Reuse	Yes
100 Grand	UC	241	305,686	7.02	34	New	No
2538 Telegraph Ave	A	97	27,191	0.62	155	New	No
Courthouse Condominiums	A	142	60,563	1.39	102	New	No
459 23rd Street	A	70	15,210	0.35	200	New	No
3414 Andover St	A	16	6,000	0.14	116	New	No

**Table C-10
Downtown and Central Area Project Densities**

Project	Status	Units	Square Feet	Acres	Units/Acre	Type	Affordable
557 Merrimac	A	40	14,866	0.34	117	New	No
Lake Merritt/Grand/Adams Point (LGA)							
460 Grand Ave	A	74	29,621	0.68	109	New	No
Overall Average Densities							
All New Construction	--	81	14,470	0.59	176	--	--
All New Except The Cathedral Building, 1640 Broadway Uptown Parcel 4 and 100 Grand	--	58	18,639	0.40	154	--	--

Source: City of Oakland

NOTE: Project data shown as of 8/1/08.

C = Completed
 UC = Under Construction
 A = Approved
 SA = Site Acquisition
 P = Predevelopment
 Afford. = Affordable housing projects with City and/or other public funds

**Figure C-1
District Locations – Planning Area Boundary Map**

Public Review Draft Housing Element 2009-2014

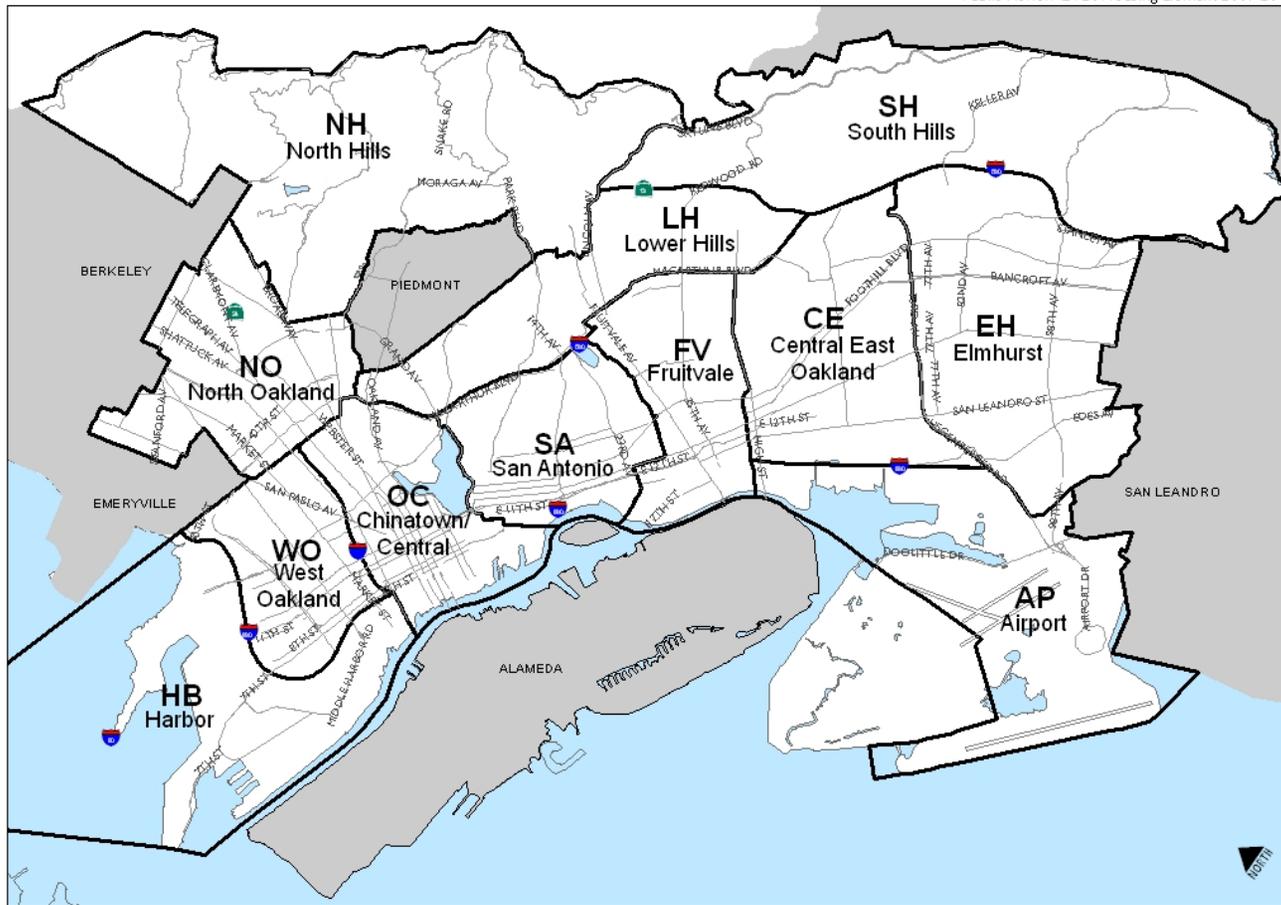


Figure C-1 District Locations - Planning Area Boundary Map

February 27, 2009

Figure C-2
Oakland Central (OC) Sub-Area Map

Public Review Draft Housing Element 2009-2014

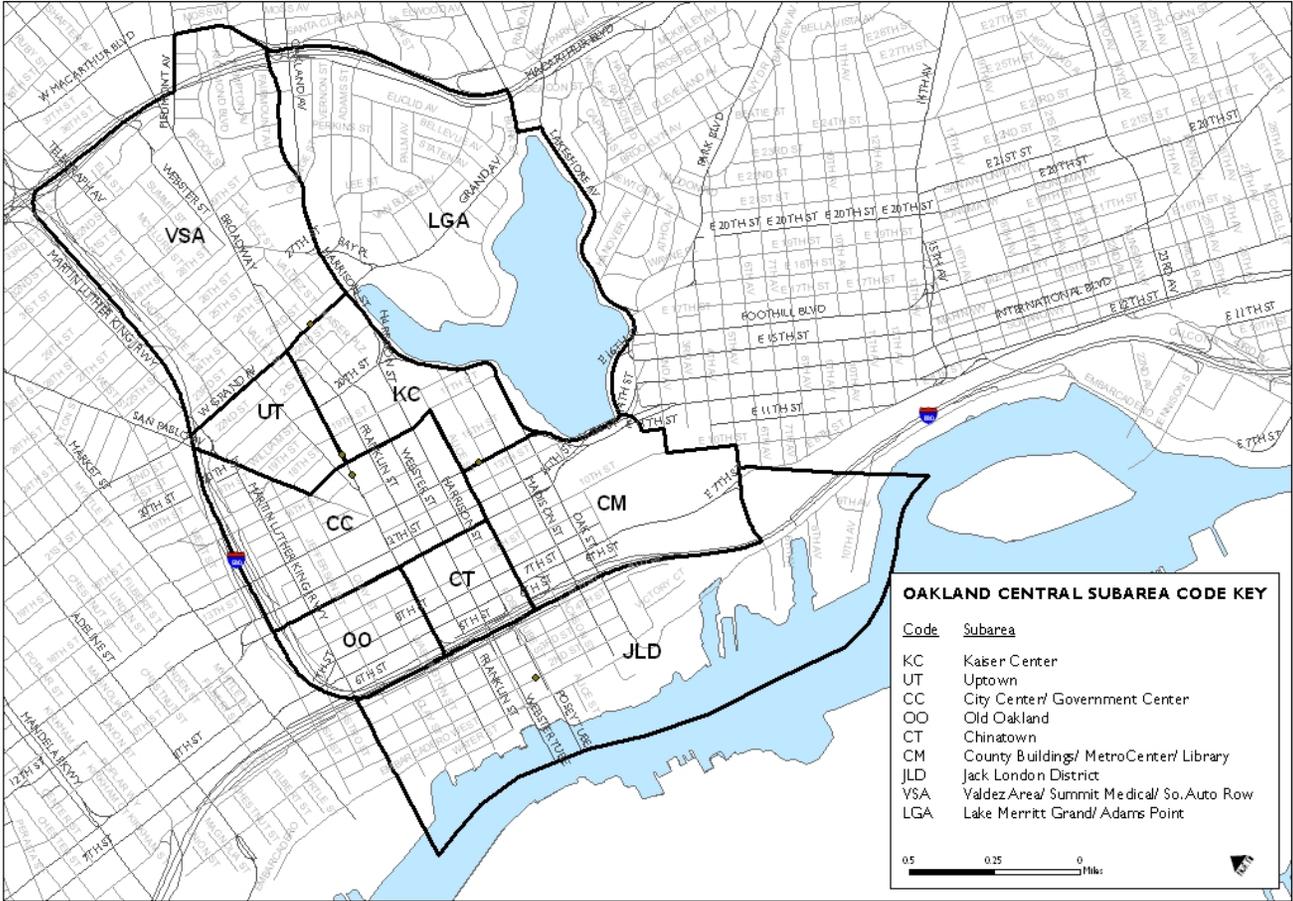


Figure C-2 Oakland Central (OC) Sub-Area Map

February 27, 2009

**Figure C-3
Market-Rate Developments
Completed, Underway and Planned as of August 2008**

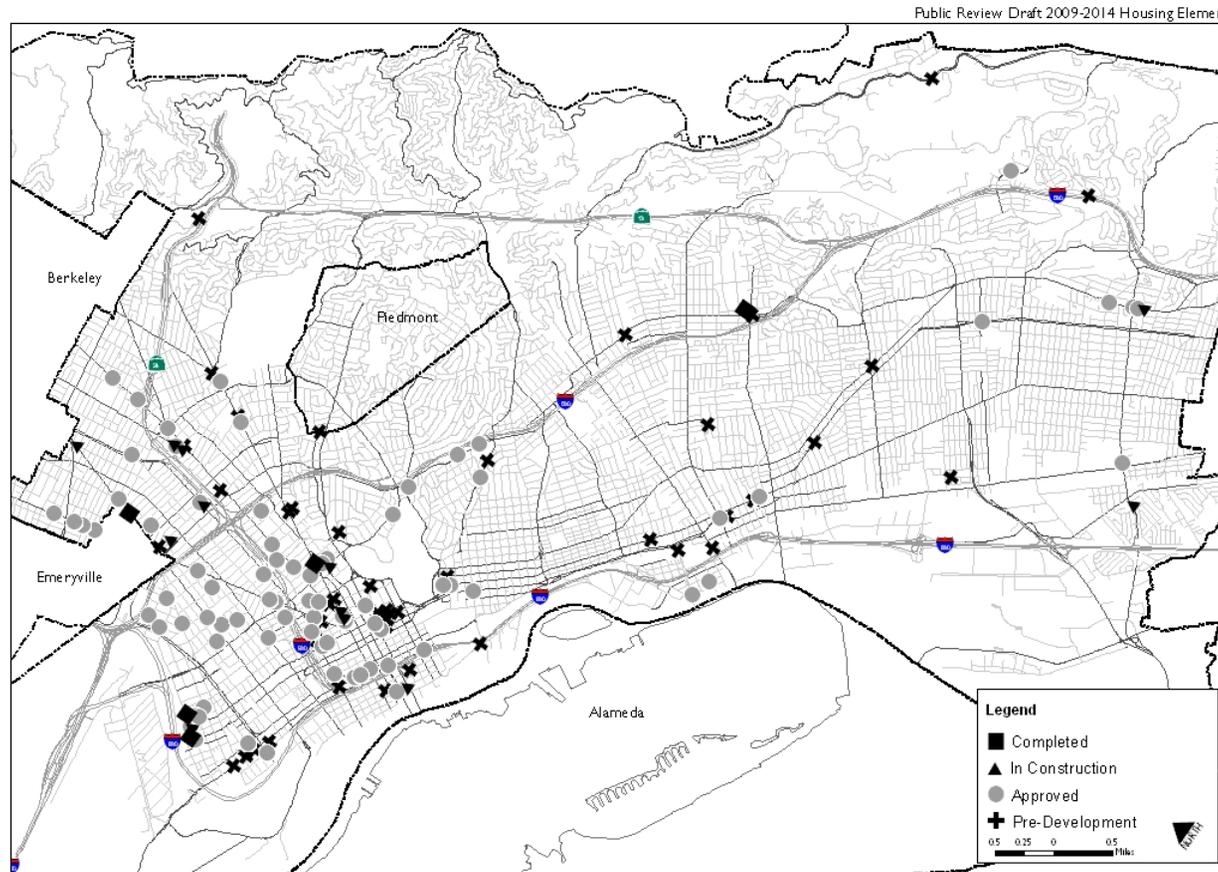


Figure C-3 Market-Rate Developments
Completed, in Construction, Approved and in Pre-Development as of August 2008

February 27, 2009

Figure C-4
Market-Rate Developments (Downtown Detail)

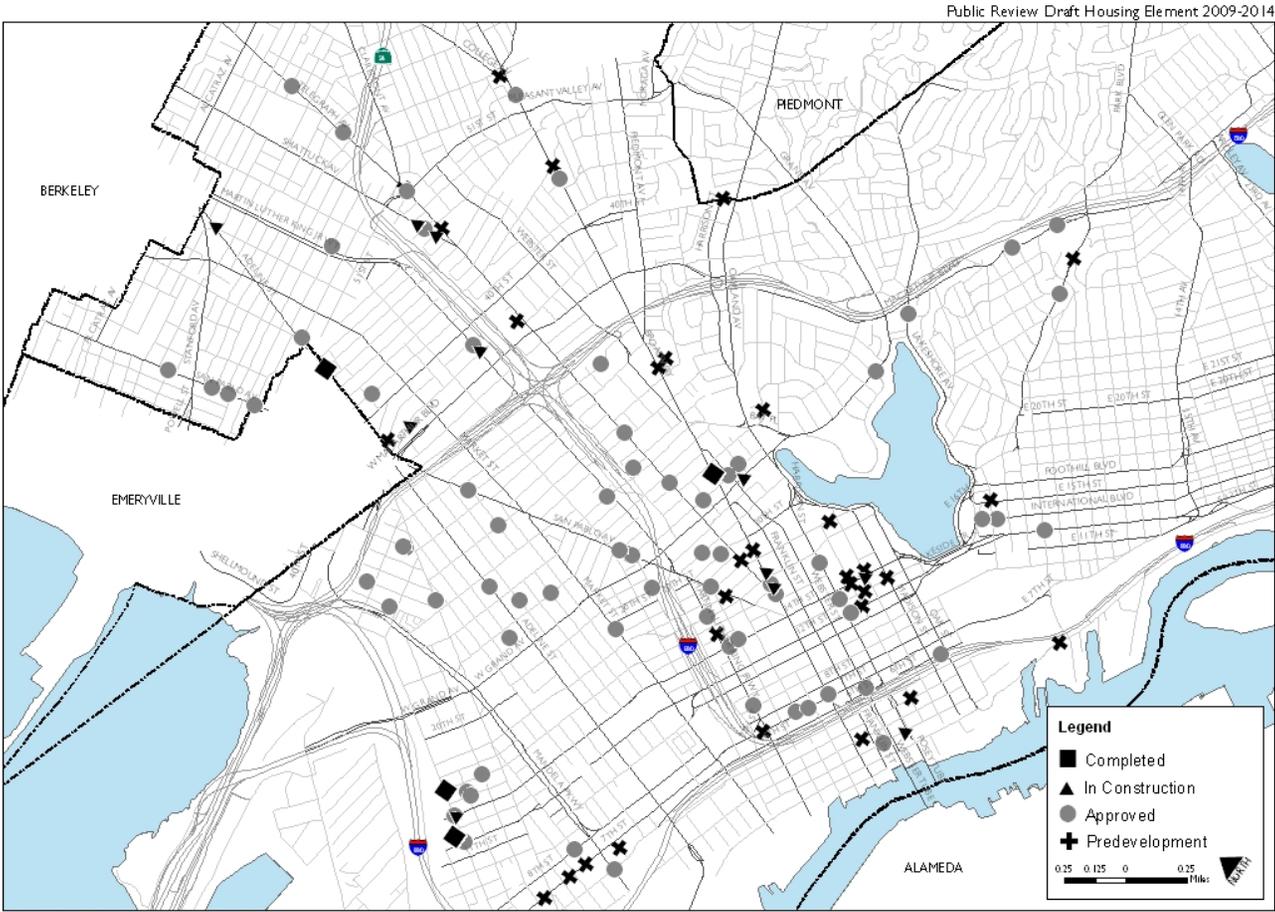


Figure C-4 - Market-Rate Developments - Central City
Completed, In Construction, Approved, Pre-Development as of August 2008

February 27, 2009

Figure C-5 Affordable Housing Developments Completed, Underway or Planned as of August 2008

Public Review Draft Housing Element 2009-2014

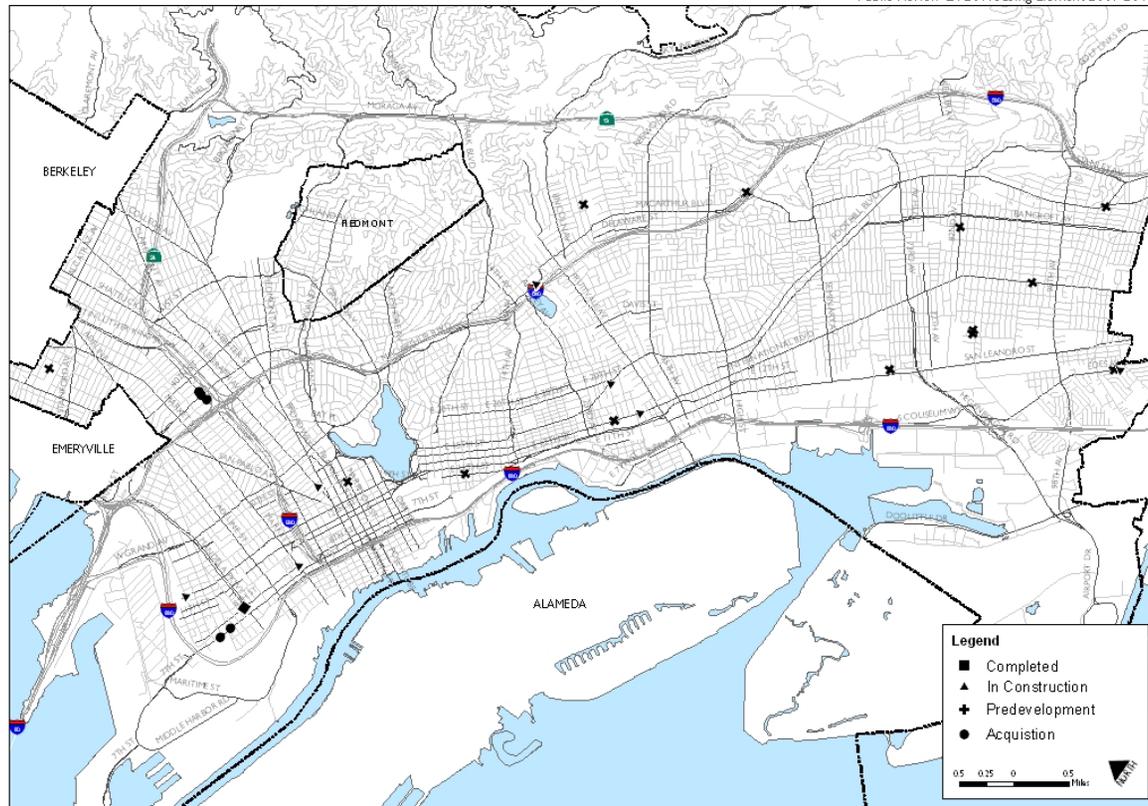


Figure C-5 - Affordable Housing Developments
Completed, In Construction, in Pre-Development and Acquisition as of August 2008

February 27, 2009

Figure C-6
Opportunity Sites for Residential Development

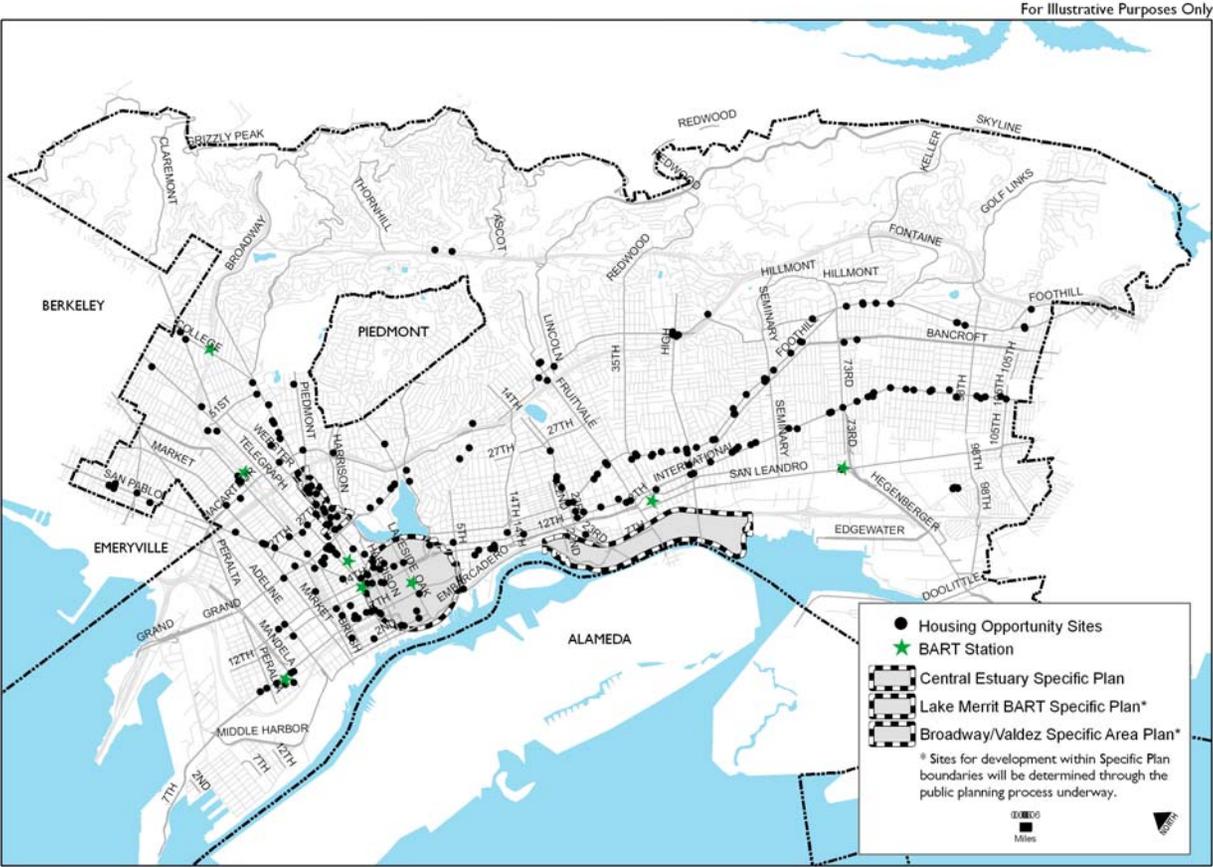


 Figure C-6 Opportunity Sites for Residential Development*

May 18, 2009

APPENDIX D: HOUSING PROGRAM DIRECTORY

Table D-1 Housing Rehabilitation Programs

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
1. HOME MAINTENANCE AND IMPROVEMENT PROGRAM (HMIP) (510) 238-3909	To provide loans to correct health and safety violations, abate code deficiencies and repair major systems in danger of failure.	<p><u>Deferred loan:</u> \$75,000 for single family unit and \$5,000 for each additional unit, up to four units.</p> <p><u>Amortized loan:</u> \$75,000 or the cost of rehabilitation, whichever is less.</p>	No periodic payments and loan will be paid upon the sale or transfer of title of property or if property ceases to be owner-occupied; 0% interest rate for low income and 3% interest rate for moderate income households. Loan is secured by a Deed of Trust.	<p>To be eligible applicants must be low or moderate income Oakland property owners living in the unit to be rehabilitated or repaired.</p> <p><u>0% Deferred loan:</u> Annual Household Income cannot exceed 50% of the established for Alameda County.</p> <p><u>3% Deferred loan:</u> Annual Household Income cannot exceed 80% of the established for Alameda County.</p>	<p>Owner-occupied single-family dwelling or up to four units. One-unit structures must be occupied by low- to moderate-income households. Two-unit structures must have at least one unit occupied by a low-moderate income household. Three-to-Four unit structures must have at least 51% of the units occupied by low-moderate income households. Located in one of the Seven Community Development Districts.</p>	The primary purpose of this loan is to correct code violations, but other home maintenance needs can be financed. May include access modifications.

Table D-1 Housing Rehabilitation Programs

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
2. MINOR HOME REPAIR PROGRAM (Alameda County) (510) 670-5398	To provide grants for emergency home repairs for homeowners.	Maximum grant is \$2,499 or actual cost of repairs, whichever is less.	Grant	Homeowners who are 62 years or older or for people with disabilities and not exceed 50% of the area median income.	Owner-occupied and located in one of the Seven Community Development Districts.	The program is administered through the County of Alameda.
3. ACCESS IMPROVEMENT PROGRAM (510) 238-3909	To provide grants for accessibility modifications for rental and owner occupied properties.	Grants of up to \$15,000 or up to \$24,000 with lift. A maximum grant of \$4,000 per unit or \$16,000 per property is available toward <u>construction</u> of <u>new</u> accessible units.	Grant	Property owners of existing owner-occupied or rental housing. Property owners of new construction housing projects. Family income cannot exceed 80% of the area median income.	1 to 4 unit properties if owner occupied. Property must be located in one of the 7 Community Development Districts. The property must be in compliance with health and safety codes.	Grant funds may only be used for accessibility modifications to accommodate wheelchairs, to install a lift or ramp, and to undertake other related access repairs. Property owner agrees to the removal of architectural barriers and to rent property to tenants with disabilities for 5 years. Owner occupied residents must agree to continue to reside in unit.

Table D-1 Housing Rehabilitation Programs

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
4. EMERGENCY HOME REPAIR PROGRAM (510) 238-3909	Provides loan funds for home repairs that threaten the health and safety of the occupants.	Up to \$15,000	No interest; no monthly payments. Loan will be paid upon the sale or transfer of title of property. Secured by Deed of Trust.	Borrowers must be Oakland property owners living in the unit to be rehabilitated. Applicant's annual household income cannot exceed 50% of area median income.	1 to 4 unit properties. Must have a citation issued by a Fire Marshall, Health Officer or Code Enforcement Officer.	Loan funds can only be used for emergencies such as roof , sewer, electrical or plumbing repairs, or other major mechanical system problems that have been or can be verified by a health and/or safety official.

Table D-1 Housing Rehabilitation Programs

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
5. LEAD SAFE HOUSING AND PAINT PROGRAM (510) 238-3909	To address lead paint hazards and code violations for deteriorated exterior paint of owner occupied homes.	Varies (based on property).	Grant	Owner-occupied properties. Borrower household income shall not exceed 50% area median income; Families with children under age 6 may have household income of up to 80% area median income. Must meet ONE of the following: the head of household must be at least 62 years of age; OR the resident has a physical disability that prevents him/her from doing the painting; OR a child under 6 resides or visits frequently; OR an expectant mother resides at the property.	Property must be located in one of the 7 Community Development Districts. 1 to 4 unit residential properties.	Grant funds can only be used for exterior and interior painting or soil lead hazard abatement.
6. SEISMIC SAFETY IMPROVEMENT PROGRAM (510) 238-3909	Provides matching grants to owner-occupied low-income households for the completion of seismic retrofit repairs.	Up to \$5,000	Matching grant.	Oakland property owners living in the dwelling to be modified. Borrower income cannot exceed 80% of area median income.	1 to 4 unit properties located in one of the Redevelopment Project Areas. The property must be in compliance with health and safety codes.	Grant funds may only be used for seismic retrofitting.

Table D-1 Housing Rehabilitation Programs

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
<p>7. NEIGHBORHOOD HOUSING REVITALIZATION PROGRAM (NHRP) (510) 238-3909</p>	<p>Provides financial assistance to correct code violations and to eliminate safety and health hazards.</p>	<p>Up to \$150,000 per property</p>	<p>0% interest if sold to a first-time homebuyer with income less than 120% of area median. 10% simple interest if sold to any other household or maintained as rental property. No periodic payments. Loan term is 24 months. Payments are deferred with principal and accrued interest due and payable on or before expiration of the loan term. Secured by Deed of Trust.</p>	<p>Borrowers must be individuals, <u>not</u> partnerships, corporations or non-profit organizations. Borrowers must have title to the property at the time of application. Borrowers who are licensed contractors must agree to abide by the City of Oakland Living Wage Ordinance. Borrowers must demonstrate credit worthiness, financial capacity, and relevant past experience to undertake the rehabilitation project.</p>	<p>Single-family dwelling or 1 to 4 unit residential building. Must be vacant, blighted and have one or more major code violations. Property must be located in one of the seven Community Development Districts.</p>	<p>In general, loan funds are to be used to cover the repair costs and related development costs associated with repairing properties to comply with code. Loan funds must first be used to correct code violations necessary to receive building services approval. All work must be under the supervision of a licensed general contractor in good standing with Contractors State License Board (CSLB). The proposed project must meet the Performance Standards and Specifications for the Housing Rehabilitation Programs of the City of Oakland and must meet all applicable building codes, housing and planning standards.</p>

Table D-1 Housing Rehabilitation Programs

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
8. CENTRAL CITY EAST HOMEOWNERSHIP REHABILITATION PROGRAM (CCE HRP) (510) 238-3909	To enhance the exterior of individual homes as well as the Central City East Redevelopment Area where the homes are located.	Up to \$75,000 or the cost of exterior work, whichever is less.	0% interest for up to 50% AMI, 3% interest for 51% to 80% AMI, 6% interest for 81% to 100% AMI. Deferred, no periodic payments. Loan is due upon sale or transfer of the property, upon refinance, or when the property is no longer owner-occupied.	Oakland property owners living in the unit to be rehabilitated or repaired. Borrowers must be individuals, <u>not</u> partnerships, corporations or non-profit organizations. Borrowers must have title to the property at the time of application. Borrowers who are licensed contractors must agree to abide by the City of Oakland Living Wage Ordinance. Borrowers must demonstrate credit worthiness, financial capacity, and relevant past experience to undertake the rehabilitation project. Income cannot exceed 100% area median income.	Single family homes and 1 to 4 unit residential properties located in the Central City East Redevelopment Area. Single family residence must be owner-occupied by a low-moderate income household. Two-unit structures must have one unit owner-occupied by a low-moderate income household. Three-to-Four unit structures must have at least 51% of the units occupied by low-moderate income households, including owner's unit.	Redevelopment Agency program. In general, loan funds are to be used to cover the repair costs and related development costs associated with repairs to the exterior of the property.

**Table D-2
First Time Homebuyer Programs**

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
<p>9. FIRST-TIME HOMEBUYERS MORTGAGE ASSISTANCE PROGRAM (MAP) (510) 238-6201</p>	<p>To assist low and moderate income, first-time homebuyers to purchase homes in the City of Oakland.</p>	<p>Loan amount is up to \$75,000 for households under 80% of AMI; and up tot \$50,000 for households between 80% - 100% of AMI. In both cases, loan is not to exceed 20% of purchase price. .</p>	<p>No payments while the homebuyer lives in the home. 3% annual simple interest due when loan is repaid. Loan is due in 30 years OR when borrower sells, transfers, refinances, or rents the property. Loan is secured with a Deed of Trust.</p>	<p>First-time homebuyers with income at or below 100% of area median income. Borrowers must be owner-occupants.</p>	<p>Single-family dwellings only. Must be owner-occupied. Property may be located anywhere within the City of Oakland. Purchase price cannot exceed \$503,500 Some funds are reserved specifically for the Central City East and West Oakland redevelopment project areas.</p>	<p>In conjunction with participating lenders, the City of Oakland offers free Home Buyer Education Workshops for first-time homebuyers. Buyers must contribute 3% of the purchase price from their own funds to pay for down payment or closing costs.</p>

**Table D-2
First Time Homebuyer Programs**

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
<p>10. AMERICAN DREAM DOWNPAYMENT INITIATIVE PROGRAM (ADDI) (510) 238-6201</p>	<p>To assist low-income, first time homebuyers to purchase homes in the City of Oakland</p>	<p>Loan equal to greater of \$10,000 or 6 percent of purchase price of home</p>	<p>No payments while the homebuyer lives in the home.</p> <p>3% annual simple interest due when loan is repaid.</p> <p>Loan is due in 30 years OR if borrower sells, transfers, refinances, or rents the property.</p> <p>Loan is secured with a Deed of Trust.</p>	<p>First-time homebuyers with income at or below 60% of area median income. Borrowers must be owner-occupants.</p>	<p>Single-family dwellings only.</p> <p>Must be owner-occupied.</p> <p>Property may be located anywhere within the City of Oakland.</p> <p>Purchase price cannot exceed \$503,500 for single-family homes or \$389,500 for condominium units.</p> <p>Must pass an inspection for Housing Quality Standards</p>	<p>Funded from a special federal grant, and provides assistance that can be combined with the City's First Time Homebuyers Mortgage Assistance Program (MAP).</p> <p>In conjunction with participating lenders, the City of Oakland offers free Home Buyer Education Workshops for first-time homebuyers.</p>

**Table D-2
First Time Homebuyer Programs**

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
11. PUBLIC SAFETY EMPLOYEE AND O.U.S.D TEACHERS DOWN PAYMENT ASSISTANCE PROGRAM (DAP) (510) 238-3015	To assist City of Oakland sworn Police and Fire Services officers and Oakland Unified School District Teachers to purchase homes in the City of Oakland.	Up to \$20,000.	120 months (10 year) term with 6% interest. Payments and Interest deferred for the first 60 months (5 years) Monthly payments of principal and interest begin in the 61st month. Remaining balance due after 10 years, or upon the sale or transfer of title of property. Loan secured by Deed of Trust.	City of Oakland Public Safety Officials (Oakland Police and Fire Services Sworn Employees and current full-time Oakland Unified School District Teachers) with income at or below 120% of area median income. Must be first time homebuyer.	Any owner-occupied single-family home in the City of Oakland. .	Loan is for down payment and/or closing costs.

**Table D-3
Housing Development Programs**

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
12. AFFORDABLE HOUSING NEW CONSTRUCTION & SUBSTANTIAL REHABILITATION LOAN PROGRAM (510) 238-3502	To provide gap financing for affordable rental and ownership housing development..	Up to 40% of total residential development costs (50% for homeownership projects), as approved by the City. For mixed-income or mixed-use projects, assistance is limited to 40% of the total costs of the affordable housing portion of the project.	3% simple interest. <u>Rental projects:</u> 55 year term, payments deferred except to the extent that they can be paid from excess cash flow from the project. <u>Ownership projects:</u> construction loan for 48 months (4 years). Payments deferred until loan is due. Upon sale of units, a portion of the subsidy converts to a grant to write down the price to an affordable level.	Non-profit and for-profit affordable housing developers, individuals, and general or limited partnerships. Applicants must demonstrate experience and capacity in the development and management of affordable rental or ownership housing, generally shown by the successful development of at least three similar projects. Funds are not disbursed without proof of financing commitments for total development cost.	Rental or ownership property intended for occupancy by lower income households. City or Agency-assisted units must be occupied by households that fit the income guidelines. Owner-occupied properties cannot be sublet.	Funds are allocated through annual competitive funding rounds. Eligible uses for City financing include acquisition, demolition, construction, rehabilitation, related soft costs, and other costs as approved by the City. Substantial other requirements apply. Details are available in the most recent Notice Of Funds Available.

**Table D-3
Housing Development Programs**

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
13. EXISTING AFFORDABLE RENTAL HOUSING PRESERVATION AND REHABILITATION LOAN PROGRAM (510) 238-3502	To provide gap financing for capital needs and reserves for existing affordable rental housing developments that were previously funded by the City/Agency and that have City/Agency regulatory agreements secured against the properties.	Maximum income limits are 60% AMI. City/Agency can provide up to 100% of total residential development costs, as approved by the City. However, scope of work must meet urgency of needs criteria in the program guidelines. All other internal (refinancing of existing loans or use of reserves) and external financing sources must be used to the extent feasible or available prior to determination of the Agency subsidy amount.	3% simple interest. <u>Rental project:</u> 55 year term, payments deferred except to the extent that they can be paid from excess cash flow from the project.	Property owners of existing affordable rental housing developments that are at least 10 years old, have City or Agency loans, and still have a City or Agency regulatory agreement in place. Applicants must demonstrate experience and capacity in the development and management of affordable rental housing, generally shown by the successful development of at least three similar projects. Funds are not disbursed without proof of financing commitments for total development cost.	Rental property intended for occupancy by lower income households. City or Agency-assisted units must be occupied by households that fit the income guidelines.	Funds are allocated through annual competitive funding rounds. Eligible uses for Agency financing include acquisition (on a case by case basis), rehabilitation, related soft costs, capitalized reserves, and other costs as approved by the City. Substantial other requirements apply. Details are available in the most recent Notice Of Funds Available (NOFA).

**Table D-3
Housing Development Programs**

NAME	PURPOSE	MAXIMUM	LOAN TERM	ELIGIBILITY/APPLICANT	PROPERTY	COMMENTS
14. PREDEVELOPMENT LOAN PROGRAM (510) 238-3502	To provide loans to non-profit housing developers to cover pre-development costs (feasibility analyses and preparation of loan applications) and to cover costs of preparing projects for syndication.	\$35,000 per project (citywide) or \$75,000 per project (Central District), but actual amount is limited to amount needed to prepare applications for projects financing.	18 months at 6% interest rate. Payment of principal and Interest deferred until receipt of project financing or the end of the 18-month period. Loan secured by Deed of Trust on real property, Unsecured loans may be granted where the borrower does not have any resources to secure the loan.	Nonprofit organizations with stable administrative structure and previous housing development experience. Applicants must secure funding from other non-City sources for an amount equal to one-half the requested loan amount.	Projects must be located in Oakland and have at least 40% of units ear-marketed for households with incomes below 80% area median income. Both owner-occupied and rental.	Eligible uses: Appraisal fees, financial packaging fees, preliminary architectural design work, engineering fees, fees for toxics and asbestos assessment studies, legal fees, permit fees, consultant fees, option agreements, syndication expenses, title/recording/escrow charges.

**Table D-4
Miscellaneous Housing Programs and Services**

NAME	PURPOSE
15. CENTER FOR INDEPENDENT LIVING (510) 763-9999, TDD (510) 444-1837	The City provides funding to the non-profit organization, Center for Independent Living, to provide people with disabilities with housing search, counseling and a variety of referral services regarding housing.
16. COMMUNITY HOUSING SERVICES (510) 986-2721	The Community Housing Services Section of the Department of Human Services administers programs that assist the homeless community in transitioning from homelessness to permanent and permanent supportive housing through the City's Permanent Access to Housing (PATH) Strategy, outreach programs, Supportive Housing Programs, Housing for People With AIDS program, Hunger Programs and other support services to the homeless and low-income populations of Oakland.
17. FAIR HOUSING SERVICES Dial : 2-1-1	The city provides funding to two non-profit organizations, East Bay Community Law Center and Centro Legal de la Raza to offer Fair Housing Services to tenants. These organizations provide tenant counseling and investigate legal remedies for housing discrimination.
18. HOME EQUITY CONVERSION (510) 271-7931	The City provides funds to a non-profit organization, Eden Council for Hope and Opportunity (ECHO), to provide reverse mortgage program services to seniors.
19. HOUSING COUNSELING (510) 535-6943	The City provides funding to a nonprofit organization, The Unity Council, that provides counseling and assistance to homeowners with mortgage default and delinquency situations.

**Table D-4
Miscellaneous Housing Programs and Services**

NAME	PURPOSE
<p>20. RENT ADJUSTMENT PROGRAM (510) 238-3721</p>	<p>The Rent Adjustment Program administers a legal mechanism to prevent unreasonable residential rent increases, and arbitrary evictions without unduly affecting a landlord's rate of return on investment. It also works to encourage open communication and to foster a climate of understanding between Oakland landlords and tenants. If a landlord increases rents by more than the allowed annual adjustment, or more than once in a 12 month period, or provides decreased or inadequate services, the tenant may file a petition with the Rent Adjustment Program. In most cases, tenants have 60 days to file after receiving a written notice or rent increase from their landlord. Upon receipt of the petition, a staff member notifies the landlord of the tenant's complaint. Landlords are required to bring supportive information showing justification for the additional increase. The justifications that will establish rental increases above the annual rental increase limits are: 1) capital improvement costs; 2) increased housing service costs; 3) past history of rent increases; 4) debt service costs; 5) uninsured casualty losses; and 6) inadequate rate of return on investment. The Housing, Residential Rent, and Relocation Board (HRRRB) hears appeals of Rent Adjustment decisions, decision of status for Just Cause for Evictions and denials of Code Compliance Relocation benefits.</p>
<p>21. RELOCATION SERVICES (510) 238-6362</p>	<p>This program provides services to families who live in housing scheduled for demolition or rehabilitation and who are forced to relocate due to City or Redevelopment Agency action. Relocation Services provides (1) referrals to available comparable replacement housing, (2) relocation payments for those meeting eligibility conditions, (3) counseling and other services. Recipients of public funds are strongly encouraged to meet with Relocation Services Staff to assure compliance with relocation laws.</p>
<p>22. RENTAL ASSISTANCE PROGRAM (510) 836-4826</p>	<p>The Rental Assistance Program (RAP) is designed to help people who have fallen behind in rental payments or who need money for a security deposit. The City provides money to a non-profit organization, ECHO, which draws up contracts between tenants and landlords to pay the amount owed in installments. The agreement is co-signed by ECHO.</p>

Source: *Directory of Housing Programs*, City of Oakland, Community and Economic Development Agency, December 2008.

APPENDIX E: LAND USE CONTROLS AND APPROVAL PROCESSES

This appendix to the Housing Element, discusses codes of regulations pertaining to residential development in Oakland. The information is intended to provide a more detailed context for the discussion of potential constraints to housing, provided in Chapter 6. Topics include Land Use Controls (including the General Plan and the zoning regulations), building and fire codes, infrastructure requirements, permit and impact fees and permitting procedures.

A. LAND USE CONTROLS

The key residential land use policy and regulatory mechanisms used by the City of Oakland are the *General Plan Land Use and Transportation Element* adopted March 1998 and the Oakland Planning Code, which is, in 2008, under revision to reflect the updated General Plan. In the event there is a conflict between the General Plan and the zoning, the City has adopted interim controls titled, *Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations*, to guide development until the zoning code is amended.

General Plan

The City of Oakland revised its General Plan in March 1998 by adopting the revised *Land Use and Transportation Element*. The General Plan outlines the vision for Oakland, establishing policies to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and protect existing neighborhoods while concentrating new development in key areas. The Policy Framework and Strategy Diagram show those areas that will be maintained and enhanced and those that are targeted for growth and change.

Fifteen broad classifications are depicted on the Land Use Diagram, grouped into five categories, to graphically depict the type and intensity of allowable future development in various parts of the City. These classifications are important in understanding the diagram and the City's current and proposed land use patterns. The Land Use Diagram is intended to reflect both existing and historical patterns of development in Oakland. The Land Use Diagram graphically represents the intentions of the General Plan's Policy Framework, while the Strategy Diagram reflects areas of growth, enhancement, and conservation. These diagrams also provide a basis for evaluating future development and future demand for services. The two diagrams satisfy state requirements that the General Plan designate the general distribution, location and extent of land uses and establish standards for population density and building intensity.

The Land Use classifications and diagrams generally describe citywide development patterns. Designating an area with a particular classification does not entitle a property owner to automatically develop at the maximum stated density. Maximum densities for individual properties will be specified in implementing ordinances, in particular the zoning and subdivision ordinances. As shown in Table E-1, each land use classification is described in terms of the intent and purpose of the classification, the desired character and uses, and the intensity/density.

**Table E-1
General Plan Land Use Classifications**

Classification	Intent/Purpose	Desired Character and Use	Maximum Intensity/Density
Neighborhood Housing Classifications	Mixed Housing Type Residential	Residential, live-work, small commercial	30 units/gross acre
	Detached Unit Residential	Residential, detached, single-family homes	11 units/gross acre
	Hillside Residential	Residential, detached single-family homes on hillside lots	5 units/gross acre
Corridor Mixed Use Classifications	Urban Residential	Residential, multi-unit, mid-rise or high-rise	125 units/gross acre
	Neighborhood Center Mixed Use	Commercial, with mixed use retail and housing	125 units/gross acre; 4.0 non-residential FAR
	Community Commercial	Commercial, with urban residential and mixed use	125 units/gross acre; 5.0 non-residential FAR
Industry, Commerce, and Institutional Classifications	Regional Commercial	Commercial, office, entertainment, with residential, mixed use.	Maximum residential density is 125 units per gross acre, in a mixed use project. The maximum FAR for this classification is 4.0.
	General Industry and Transportation	Heavy industrial and manufacturing, transportation, rail yards, maritime terminals, distribution and warehousing, and similar uses	The maximum overall FAR for this classification is 2.0
	Institutional	Educational and cultural facilities, institutions, health services, and medical facilities. Some mixed use housing and commercial development, when compatible	The maximum FAR for this classification is 8.0.
Special Mixed Use Classifications	Central Business District (CBD)	Mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.	The allowable residential density is 300 units per gross acre. The Maximum FAR is 20.0.

**Table E-1
General Plan Land Use Classifications**

Classification	Intent/Purpose	Desired Character and Use	Maximum Intensity/Density
	Mixed Use Waterfront District		Superseded by Estuary Policy Plan, adopted June 1999
	Housing and Business Mix	Mixed housing type, density housing, “live-work,” low impact light industrial, commercial, and service businesses, and compatible community facilities.	The maximum residential density is 30 principal units per gross acre. The maximum non-residential FAR is 3.0.
Recreation and Open Space Classifications	Resource Conservation	No residential uses.	
	Urban Park and Open Space	No residential uses. Urban parks, schoolyards, cemeteries, and other active outdoor recreation spaces.	

Source: City of Oakland General Plan, *Land Use and Transportation Element*, 1998.

Guidelines for Determining Project Conformity

To ensure that the transition period between the adoption of the 1998 General Plan and the update of the Planning Code does not constrain development or create inconsistent development decisions, the City adopted *Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations*. These guidelines were adopted in May 1998 to ensure that development approvals would be consistent with the policies of the updated General Plan. These guidelines require that the net residential density of a development proposal not exceed the lesser of the current zoning standards or the General Plan policies.

Under the guidelines, a proposed development must:

- fit under the category(ies) of land use provided for in the General Plan classification in which the project will be located,
- conform to the permitted density under the General Plan, and
- be consistent with General Plan policies.

If a proposal meets each of these criteria, the City determines whether the project also meets the requirements of the zone in which the proposal will be located. In the event of a conflict between the current zoning requirements and the new General Plan requirements, the City determines a “best fit” according to the policies of the General Plan, which prevail over the Planning Code. There are two situations in which the “best fit” criteria are applied:

- a proposal clearly complies with the General Plan, but does not comply with current zoning; and
- a proposal can be interpreted to comply with the General Plan (General Plan policies are silent on whether a specific proposal complies), but does not comply with current zoning.

In the former case, a project can be permitted with an interim conditional use permit or with a rezoning to a district with which the proposal is most consistent (“best fit” zone). In the latter case, the proposal can be permitted with a rezoning or variance, or modified to “fit” with current zoning requirements.

In practice, the application of the project conformity guidelines has facilitated continued residential development in Oakland. Project modifications that have been required have not significantly affected the number or cost of housing units developed in Oakland since 1998. Chapter 4, Land Inventory, documents the number of housing units that have been constructed or approved since 1998, including many affordable housing units.

Planning Code

Zoning regulations implement the General Plan through specific zoning and development standards for permitted land uses, density, parking, and other aspects of land use. Because a General Plan land use classification is broad, more than one zoning district may correspond with that classification. Zoning districts are designed to reflect the unique characteristics of particular residential, commercial, or industrial districts while implementing the broad intent and policies of the General Plan. The Planning Code is accompanied by a map that designates the various zoning districts specified in the Code.

Throughout 2008 and into 2009, City continues the process of revising its Planning Code to make it consistent with the updated General Plan. Until the Code is amended, existing land use designations and zoning and subdivision controls will apply, except where such action would expressly conflict with the Oakland General Plan. Where there is an express or potential conflict, the *Guidelines for Determining Project Conformity* describe above apply.

Zoning and Density Standards

The standards associated with each zoning district specify land uses and development patterns allowed under the General Plan land use classifications. Zoning standards are more detailed than the General Plan policies. Among other details, the Planning Code defines and specifies permitted and conditional uses –the activities, accessory activities and facilities of the built environment--in each zone (Table E-2.)

**Table E-2
Permitted and Conditional Uses in Residential Zones**

	Low-Density					Medium Density			High Density		
	R-1/10	R-20	R-30	R-35	R-36	R-40	R-50	R-60	R-70	R-80	R-90
Facility Classifications											
One-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P
One-Family Dwelling with Secondary Unit ¹	P	P	P	P	P	P	P	P	P	P	P
Two-Family Dwelling	NP	NP	NP	CUP	P	P	P	P	P	P	P
Multifamily Dwelling	NP	NP	NP	NP	CUP	CUP	CUP	P	P	P	P
Rooming House	NP	NP	NP	NP	NP	NP	NP	CUP	CUP	P	P
Mobile Home	S-6 Mobile home park combining zone										
Residential Activity Classifications											
Permanent	P	P	P	P	P	P	P	P	P	P	P
Residential Care occupying a One-Family Dwelling Residential Facility ²	P	P	P	P	P	P	P	P	P	P	P
Residential Care (except when occupying a One-Family Dwelling Residential Facility)	NP	NP	NP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Service-Enriched Permanent Housing	NP	NP	NP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transitional Housing	NP	NP	NP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Emergency Shelter ³	NP	NP	NP	NP	NP	NP	NP	CUP	CUP	CUP	CUP
Semi-Transient	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P

Source: City of Oakland Planning Code, 2008.

Note: P: Permitted Use
CUP: Conditional Use Permit
NP: Not Permitted

¹Secondary units have design standards in Section 17.102.360, and are allowed up to 500 square feet by right, and up to 900 square feet (or 50 percent of the floor area of the primary dwelling, whichever is less), upon small project design review procedures, listed in Chapter 17.134.

²State law requires that residential care facilities of six or fewer be permitted as of right in any zone permitting single-family residential uses. Larger care facilities may be permitted through a conditional use permit process.

³The City of Oakland commits to complying with SB 2 within one year of adoption of this Housing Element, as outlined in Chapter 7, Action 1.1.5 Homeless and Supportive Shelters.

Development Standards

Development standards specified in the Planning Code include: density; minimum lot area, width, and frontage; maximum height; and minimum yard and set-back distances, as shown in Table E-3. The City may vary, or allow exceptions to, these standards through the application of planned unit development overlay zones, conditional use permits, density bonuses, and other mechanisms to improve the quality of residential development, provide flexibility in unusual circumstances, and increase opportunities for affordable housing.

**Table E-3
Zoning Classifications and Residential Development Standards**

Type of Use	Zoning Classification	Density	Lot Size		Yard Setbacks			Open Space
			Area Sq. Ft.	Width/ Frontage	Front	Rear	Side	
Low Density	R-1 One acre estate	1 unit/lot	1 acre 43,560	100 ft. / 25 ft.	25 ft.	35 ft.	6 ft.	Single-family
	R-10 Estate residential	1 unit/lot	25,000	100 ft. / 25 ft.	25 ft.	35 ft.	6 ft.	
	R-20 Low density residential	1 unit/lot	12,000	90 ft. / 25 ft.	20 ft.	25 ft.	6 ft.	
	R-30 One-family residential	1 unit/lot	5,000	45 ft. /25 ft.	20 ft.	20 ft.	5 ft. or 10% of lot width on steep slopes	
	R-35 Special one-family residential	1 unit/lot or 2 units/lot w/CUP	5,000	45 ft./25 ft.	20 ft.	15 ft.	5 ft.	300 sq. ft. of group usable open space per DU
	R-36 Small lot residential	1 unit/lot plus 2 nd unit w/CUP	<4,000	45 ft./25 ft.	10 ft.	15 ft.	3 ft.	
		2 units/lot or 3 units/lot w/CUP	>4,000	45 ft /25 ft.	20 ft.	15 ft.	3 ft.	300 sq. ft. of group usable open space per DU on lots w/2 or more units
Medium Density	R-40 Garden apartment residential	1 unit/lot plus 2 nd unit w/CUP	<4,000	45 ft./25 ft.	20 ft.	15 ft.	5 ft.	300 sq. ft. of group usable open space per DU on lots w/2 or more units
		2 units/lot or 3 units/lot w/CUP	>4,000	45 ft./25 ft.				
	R-50 Medium density residential	1 unit/lot plus 2nd unit w/CUP	<4,000	45 ft./25 ft.	15 ft.	15 ft.	4 ft.	200 sq. ft. of group usable open space per unit
		2 units/lot or 1 DU per 1,500	>4,000	45 ft./25 ft.				

**Table E-3
Zoning Classifications and Residential Development Standards**

Type of Use	Zoning Classification	Density	Lot Size		Yard Setbacks			Open Space
			Area Sq. Ft.	Width/ Frontage	Front	Rear	Side	
	R-60 Medium-high density residential	1 DU per 800 sq. ft. of lot area; 1 rooming unit per 400 sq. ft. of lot area	4,000 sq. ft.	25/25 ft.	10 ft.	15 ft.	ft.	200 sq. ft. usable open space per DU; 130 sq. ft. per efficiency DU; 100 sq. ft. per rooming unit
High Density	R-70 High density residential	1 DU/450 sq. ft.; 1 efficiency DU/300 sq. ft.; 1 rooming unit 225 sq. ft.	4,000 sq. ft.	25/25 ft.	10 ft.	10 ft.	0 ft.	150 sq. ft. group usable open space per DU; 100 sq. ft. per efficiency DU; 75 sq. ft. per rooming unit
	R-80 High-rise apartment residential	1 DU/300 sq. ft.; 1 efficiency DU/200 sq. ft.; 1 rooming unit 150 sq. ft.	4,000 sq. ft.	25/25 ft.	10 ft.	10 ft.	0 ft.	Central Business District Only: 75 sq. ft. group usable open space per DU; 50 sq. ft. per efficiency DU; 38 sq. ft. per rooming unit Other City locations: See R-70 standards
	R-90 Downtown apartment residential	1 DU/150 sq. ft. lot; 1 rooming unit/75 ft. lot area	4,000 sq. ft.	25/25 ft.	10 ft.	10 ft.	0 ft.	75 sq. ft. group usable open space per DU; 50 sq. ft. per efficiency DU; 38 sq. ft. per rooming unit

Source: City of Oakland Planning Code, 2008.

Note: On each lot containing residential facilities with a total of two or more living units, courts shall be provided.

Zoning Requirements

Zoning requirements can potentially constrain the City's ability to accommodate its housing needs; however, Oakland's Planning Code encourages housing in most commercial districts. These

requirements tend to have the greatest impact on housing costs and availability for low- and moderate-income households. This section describes the City's zoning requirements and their potential impact of housing availability and affordability.

Density. As shown in Table E-3, the City's multifamily zones permit densities of up to 30 dwelling units per acre in exclusive or primarily residential zones, up to 125 units per acre in urban mixed-use zones, and up to 300 units per acre in the central business district before density bonuses.

Density Bonus and Incentives. A density bonus is a permitted increase in density over the maximum otherwise allowed by the City. Density bonuses are intended to provide an incentive to developers to construct affordable housing or provide other amenities desired by the City. California law (Government Code Section 65915) requires cities and counties to grant density bonuses to developers who propose to construct a specified percentage of housing affordable to very low- or low-income households or senior housing. The Oakland ordinance allows developers to request a density bonus for projects of five or more dwelling units. Although the level of affordability for Oakland's density bonus, as defined in Section 17.107.020 of the Planning Code, is not consistent with state law, the City's practice is nevertheless to follow state law. In 2009, the City plans to amend the Planning Code to codify its practice and the state law requirements.

A density bonus incentive is offered by the City to facilitate the construction of affordable or senior housing and may be combined with other incentives, such as priority processing and relaxation of one more of the following zoning standards:

- required off-street parking
- required setbacks
- maximum building height
- required open space
- maximum floor area ratio
- minimum lot area

Parking. The City's parking requirements vary by land use and zoning district and are summarized below. In general, the City's parking requirements are less stringent than other jurisdictions; in many cases, the City's requires one space per unit, and in some instances, less than one space per unit.

One Family Dwelling. The standard residential off-street parking requirement is two spaces per dwelling unit in zones R-1 through R-30. In zones R-35, R-36, and R-40, the requirement is reduced to one and one-half spaces per unit. In other zones, one-family dwellings are required to have one parking space per unit.

One-Family Dwelling with Secondary Unit. The parking requirement is one space for the secondary unit: in zones R-1 through R-40 (unless the lot already contains at least three parking spaces); in

zones R-50 through R-90, and in C-5, C-10, C-20 (unless the lot already contains at least *two* parking spaces).

Two-Family Dwelling and Multi-Family Dwelling. In zones R-30, R-35, R-35 and R-40, one and one-half spaces per dwelling unit are required. In any other zone, one space per dwelling unit is required. In the Old Oakland Commercial zone (C-52), no off-street parking spaces are required. In the Transit Oriented Development zone (S-15), one-half parking space per dwelling unit is required. Special requirements operate in the Residential Parking (S-12) and Community Restoration (S-14) combining zones. In the S-12 zone, primarily mapped in neighborhoods adjacent to Lake Merritt, one off-street parking space is required for each three habitable rooms (or the parking requirements of the basic zone, whichever is greater). To accommodate visitor parking in the S-12 zone, when five or more parking spaces are required an additional 0.2 spaces are required for each dwelling unit. .

Rooming House. In all zones, one parking space is required for each two rooming units; in C-52 zones, however, no parking spaces are required.

Mobile Home. In all zones, one parking space is required for each living unit, plus one additional space for each four living units; however, in C-52 zones, no spaces are required.

Residential Care Facility. One parking space is required for each three employees on site during the shift that has maximum staffing, and one space for each facility vehicle.

Service-Enriched Permanent Housing. Two parking spaces are required for each three dwelling units and one space for each three rooming units, plus one space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle.

Transitional Housing. One parking space is required for each three dwelling units and one space for each four rooming units, plus one space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle.

Emergency Shelter. One parking space is required for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle.

Lot Coverage. Lot coverage is measured as the percentage of a site covered by buildings and other structures, excluding non-covered paved areas. The maximum permitted lot coverage ranges from 15 percent to 40 percent in the single-family residential districts (R-1 through R-30). In R-35 through R-40, maximum lot coverage is 40% of the site or 50% with a conditional use permit where there are two or more dwelling units. In R-50 the maximum coverage is 50%. There are no lot coverage limits in the R-60 through R-90 zones.

Lot sizes. Minimum lot sizes for single-family homes range from one acre in the R-1 zone to 4,000 square feet in the R-36 and R-40 zones. Smaller lots are allowed in these zones with a use permit where there are existing buildings. In multifamily zones, residential density is regulated by minimum standards for lot area per dwelling unit with a use permit where there are existing buildings. In medium density zones, the minimum lot area per dwelling unit is 800 square feet. In high-density zones, the minimum lot area per dwelling unit ranges from 450 to 150 square feet.

Height. The maximum height of buildings without a use permit in the R-1 through R-50 zones is 25 to 30 feet, depending on roof pitch, or two stories. Residential buildings can be three stories with a conditional use permit in zones R-36 and R-50. A 40-foot height is allowed in the R-60 zone with a use permit, and in the R-70 zone as a permitted height. Apartment houses in zones R-80 and R-90 do not have a height limits. Additional height is allowed in some districts with a conditional use permit. Additional height is also permitted on steeply sloped lots.

Yards. In the lowest-density single-family zones, front yards must be at least 25 feet, rear yards not less than 35 feet on lots less than 100 feet in depth, and side yards six feet. As densities increase, required yard sizes decrease to 20 feet in the front, 15 feet in the rear and five feet on the side in the R-36 zone. In the R-60 zone a minimum front yard of ten feet is required, 15 feet is required in the back, and four feet on the side. Open space requirements also factor into the multifamily zones, as discussed below. In high-density zones (R-70 through R-90), front and back yard requirements are ten feet, with no yard required in the side. Open space requirements apply as described below.

Special Residential Facilities and Activities

Secondary Unit Residential Facilities. Secondary units, sometimes called “in-law units,” are paired with single family dwellings in the Code and located on the same lot or parcel, in either detached or attached structures. The Code, in Section 17.102.360, allows a secondary unit smaller than 500 square feet by right and between 500 and 900 square feet with small project design review in all residential zones, and some commercial zones. The secondary unit should not exceed 50 percent of the floor area of the primary dwelling unit, and one of the two units must be occupied by the owner of the property. A parking space must be provided for the secondary unit, unless the lot already contains at least three parking spaces (in the lower density districts).

Rooming House Residential Facility. Rooming House Residential Facilities include permanently fixed buildings, or those portions thereof, which accommodate or are intended to accommodate Residential Activities and each of which contains one or more rooming units. They are conditionally permitted in the R-60 and R-70 zones, and are outright permitted in R-80 and R-90 zones.

Residential Care Residential Activities. Residential Care activities, defined as residential care homes of six or fewer occupants, are permitted by right in all residential zones (R-1 through R-90) and in all commercial zones that allow Permanent Residential.³⁹ For seven or more occupants, residential care is permitted in a single-family dwellings in the C-5, C-10, C-25 through C-35, C-40 through C-55, S-1, S-2, and S-19, and conditionally permitted if located in a multi-family dwelling in the R-35 through R-90, C-5 through C-35, C-40 through C-55, S-1, S-2, S-15, and S-19.

Service-Enriched Permanent Housing Residential Activities. This land use includes permanent housing in which residents are tenants who live independently and have access to various voluntary support services, such as, health, mental health, education and employment/training services. These services may be provided on-site or off-site. Service-enriched permanent housing is allowed as a conditional use in multifamily zones R-35 and R-36, R-70 through R-90, and in all of the commercial zones allowing residential uses (same as residential care residences).

Transitional Housing Residential Activities. This land use category includes all types of “transitional housing programs” defined by the State of California that are designed to assist persons in obtaining skills necessary for independent living in permanent housing. Transitional housing typically includes support services with individualized case management, use of living units in compliance with rules and regulations, and use of the facilities for a period from one month to twenty-four months. This use is also only allowed as a conditional use in multifamily zones R-35 and R-36, and R-70 through R-90. It is also a

³⁹ (C-5, C-10, C-25, C-27, C-28, C-30, C-31, C-35, C-40, C-45, C-51, C-52, C-55, S-1, and S-2, S-15, and S-19).

conditional use in all of the commercial zones allowing residential uses (same as residential care residences).

Emergency Shelter Residential Activities. This land use category includes the provision of short term housing, partly on a less-than-weekly basis and partly for a longer period, with or without a fee, to individuals who are homeless and who may require special services. This use is conditionally permitted in high-density residential zones (R-70 through R-90) and in all commercial zones allowing residential uses (C-5 through C-55, except for C-20) with a use permit.

Semi-Transient Residential Activities. Semi-Transient Residential Activities include the occupancy of living accommodations partly on a weekly or longer basis and partly for a shorter time period; but exclude institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, asylums, and prisons. This use is permitted in the highest-density residential zones (R-80 and R-90) and in commercial zones: on the major thoroughfares (C-40); in Jack London District (C-45) and in downtown (C-51) and Old Oakland (C-52).

Open Space. The City's standards for the development and maintenance of open areas are intended to serve the need for leisure, recreation, and space without being a constraint on development. To maximize flexibility, the Planning Code defines group space and private space differently, and has specific requirements for each zone. One square foot of private usable open space is considered equivalent to two square feet of group usable open space. Requirements for both group and private open space relate to usability, location, size and shape, accessibility, openness, and enclosure.

In medium density multifamily zones (R-40 through R-60), 100 to 300 feet of group usable open space per unit is required, depending on the zone and type of unit (regular dwelling unit, efficiency unit, rooming unit, etc.). After analyzing the open space requirements for higher density residential projects, the City found that the requirements were a "constraint" and reduced the standards, as follows: from 150 to 75 square feet of usable group open space per standard dwelling unit is required for regular dwelling units, from 100 to 50 square feet for efficiency units, and from 75 to 38 square feet for rooming units. Less open space is required for efficiency and single-room units. Open space can include roofed areas, open parking areas, and drives. The S-17 Downtown Residential Open Space Zone reduced the open space standards in the C-45, C-51, C-52, and C-55, R-80, R-90, and S-2 zones in the Central Business District. (Commercial zones, which allow residential development, reference the R-80 and R-90 residential zoning standards for residential projects.)

Residences in commercial zones. The City's Planning Code allows residential uses in all commercial zones, with a few exceptions. These distinctions are shown in Table E-4, below.

**Table E-4
Residential Activities and Facilities in Commercial Zones**

	C-5	C-10	C-20	C-25	C-27	C-28	C-30	C-31	C-35	C-40	C-45	C-51	C-52	C-55
Maximum permitted Density	R-40	R-50	R-50	R-70	R-80	R-90	R-80	R-90						
One-Family Dwelling	P	P	CUP	P	P	P	P	P	P	P	P	P	P	P
One-Family Dwelling with Secondary Unit	P	CUP	CUP	NA										
Two-Family Dwelling	P	P	CUP	P	P	P	P	P	P	P	P	P	P	P
Multi-Family Dwelling	P	CUP	CUP	P	P	P	P	P	P	P	P	P	P	P
Rooming House	NP	NP	NP	P	P	NP	P	NP	P	P	P	P	CUP	P
Residential Care Occupying a One Family Dwelling Residential Facility	<6 people	P	P	CUP	P	P	P	P	P	P	P	P	P	P
	>6 people	P	P	CUP	P	P	P	P	P	P	P	P	P	P
Residential Care (except when occupying a One Family Dwelling Residential Facility)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Service—Enriched Permanent Housing	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transitional Housing	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Emergency Shelters	CUP	CUP	NP	CUP										
Semi-Transient	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	P	P

Source: City of Oakland Planning Code, 2008

Note: P: Permitted Use. CUP: Conditional Use Permit.
NP: Not Permitted. NA: Not Applicable.

B. CODES AND ENFORCEMENT

Building and Fire Codes

The principal regulations governing building construction and maintenance in Oakland are the Oakland Building, Electrical, Plumbing, Mechanical and Housing Codes, which are based on the 2007 California Model Codes. These Codes are administered by the Building Services Division of the Community and Economic Development Agency (CEDA), which is comprised of all operations related to permit processing, building plan review, construction inspection, and code enforcement.

The Oakland Fire Code is administered by the Oakland Fire Department's Fire Prevention Division, headed by the Fire Marshal, and is intended to ensure that all buildings meet minimum fire safety requirements.

Previous regulations in the Oakland Dangerous Buildings Code were rewritten and included in the Oakland Building Maintenance Code, formerly the "Housing Code", which is generally more comprehensive than the Oakland Dangerous Building Code. The Buildings Maintenance Code is used for the abatement of unsafe conditions in residential and non-residential structures. Buildings that are insanitary, unsafe and/or hazardous may be ordered vacated, and either rehabilitated or demolished by the Building Official. Actions under the Building Maintenance Code are limited to vacation and demolition of buildings determined to be hazardous. Code violations that are not hazardous are also abated under the Oakland Building Maintenance Code. The City applies these codes to address non-habitable conditions in residential structures. The City does not apply these codes in a manner that complicates the efforts of property owners to renovate, remodel, or rehabilitate their dwelling units (see below).

Building Maintenance Code and the Oakland Blight Ordinance

The Code Enforcement Section of the Building Services Division of the Community and Economic Development Agency is responsible for the enforcement of OMC Chapters 15.04, Building Construction Code, 15.08, Building Maintenance Code, and OMC 8.24, the Blight Ordinance. The Building Maintenance Code regulates the habitability of residential and maintenance of non-residential occupancies. The purpose of the Blight Ordinance is to promote the health, safety, and general welfare of the citizens by requiring a level of exterior property maintenance to protect the public from the health and safety hazards and the impairment of property values which results from the neglect and deterioration of property.

The activity/use of a property is regulated by the Zoning Regulations. There may be the use of an undocumented unit, the creation of additional space, or the alteration of existing space. Violations of this nature are investigated by Code Enforcement. Work without benefit of approvals, permits, and inspections is in violation of the Building and Fire Codes.

The Code Enforcement Section responds to complaints from a number of sources. The sources may be a tenant, a referral from another City agency, a neighbor, a sighting by an inspector or staff member, as well as anonymous sources. An inspection of the property is conducted to verify the existence of violations.

When a violation is confirmed, a Notice to Abate is sent to the property owner. This notice will cite the Ordinance that has been violated and prescribe corrective actions to be taken. Failure to comply with the order will result in the assessment of fees and liens and may also require a third party contract to effect the abatement. Corrective action may be to clean and secure the property or, in the

event of a hazardous property that has been declared as a Public Nuisance, corrective action may entail demolition. The rehabilitation of the property is the priority in most cases.

Hazardous conditions must be abated immediately. Non-hazardous conditions may be abated under a scheduled compliance process. Rehabilitation of properties and the elimination of blighting conditions will improve the equity of a property and improve property values of the surrounding neighborhood. Prospective purchasers/developers are encouraged to enter into a contractual agreement with the City to provide adequate time to abate all violations, without the need for the assessment of fees.

Oakland Amendments to California Codes

Chapter 15.04 of the Oakland Municipal Code provides for local amendments to the California Building, Electrical, Mechanical and Plumbing codes. Significant amendments to these codes include the following:

1. Amendments to the C.B.C. which change administrative procedures, such as:

15.04.130 O.M.C.: In Section 105.7 of Appendix Chapter 1 of the California Building Code, replace the sentence in its entirety with the following: "In addition to the building permit and the Inspection Record Card, it shall be the duty of the person requesting any inspections to have available, at the time of inspection, the following information (as applicable):

1. The approved plans and specifications, including copies of approvals of any changes.
2. Copies of all previous Correction Notices.
3. Land use approvals (variances, Conditional Use Permits, Design Review, etc.).
4. Other permits as may be required by the scope of work (excavation, encroachment, sidewalk, sewer, grading, etc.).
5. Any other documents as may be necessary for the performance of the inspection (Special Inspection Reports, equipment and appliance installation instructions, payment of accrued fees, etc.)."

2. Amendments to the C.B.C. which codify rules specific to Oakland building types, such as:

15.04.696 O.M.C.: "Add the following new Chapter 3B for Joint Living and Work Quarters:

USE AND OCCUPANCY Requirements for Joint Living and Work Quarters: The purpose of this division is to provide alternative building standards and minimum standards of safety for commercially/industrially-oriented and residentially-oriented Joint Living and Work Quarters (JLWQ) purposes pursuant to California State Health and Safety Code Section 17958.11...

Section 3B.1.3 Applicability of City Planning and other Criteria for Joint Living and Work Quarters. As provided in California Health and Safety Code Section 17958.11 and the Oakland Planning Code, the residential occupancy of joint living and work quarters is an accessory use to its primary use as a place of work. Accordingly, the provisions of this division shall apply only to buildings or portions of buildings that meet the following criteria:

1. The minimum floor area of an individual JLWQ shall be 660 square feet.
2. A minimum of 67% of the floor area of an individual JLWQ shall be designated as work area and the remainder shall be designated as residential area pursuant to paragraph 3 below.

Up to 25% of the designated work area may be used for dual purposes such as telephoning, drawing, accounting, reading, planning, development of work projects, and sanitary facilities.

3. The areas of an individual JLWQ used for living, sleeping, eating, and cooking (habitable space) shall be designated as residential area. The residential area shall be secondary to the work area and shall not exceed 33% of the floor area of the individual JLWQ.

4. In an individual JLWQ, a designated residential area of up to 300 square feet may provide residence for no more than two persons. An additional resident can be accommodated for each additional 150 square feet of designated residential area. No individual JLWQ shall accommodate more than 10 persons regardless of the size of the designated residential area.

3. Amendments to the California Electrical Code, Mechanical Code, and Plumbing Code, which are specific to the particular trade, such as:

15.04.905 O.M.C. “In Section 505.5 of the California Plumbing Code, add the following sentence at the end of the paragraph:

“When approved by the Building Official to discharge into a sanitary sewer system, water temperature shall not exceed 160° F.”

A full list of amendments to the codes are available in section 15.04 of the Oakland Municipal Code. at the website found at

www.municode.com/resources/ClientCode_List.asp?cn=Oakland&sid=5&cid=3637

C. ON AND OFF-SITE IMPROVEMENT REQUIREMENTS

A Subdivision map is reviewed by the City Engineer, who determines the extent of public improvements required. Such improvements may include, but are not limited, to streets, sidewalks, sanitary sewer, storm drainage, curbs, gutters, and street lighting. These on and off-site improvements required by the City are standard when compared with other cities in the Bay Area and do not pose a development constraint.

The City requires street, sidewalk, water and sewer connections and improvements. Fees can vary within the City based on the location and type (single or multifamily) of the development. These fees are shown in Table E-5.

D. PERMIT AND DEVELOPMENT IMPACT FEES

The City of Oakland charges a number of planning, building, and engineering fees to cover the cost of processing development permits, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Table E-5 summarizes the various Planning and Zoning Division, Building Services Division, and infrastructure development fees charged by the City and other jurisdictions (e.g., EBMUD).

Planning and Zoning Division

Planning

Fees for Planning permits are usually flat rate charges, not per unit charges, and can be spread over the entire development; in 2008 the City adopted, but has not yet implemented a system of fees that combines a flat rate with hourly charges over a certain threshold (i.e. 10 hours of review time per

planning permit type) According to a 1998 study by the California Housing and Community Development Department (HCD), planning fees for a 2,500-square-foot single-family home with a 400-square-foot garage in a 25-unit subdivision averaged \$561. In 2009, the City's regular design review fees are \$2,735 for new construction. Planning fees for an average apartment in a 45-unit multifamily development were \$80, according to the study. Today, the design review fees for the entire multi-family development are \$2,735, with per-hour increases after a certain number of review time. The City's planning fees (regular design review) typically amount to half of one percent of the cost of a new housing unit.

Building Services Division Fees

Building permit fees are more substantial than planning fees and have a greater effect on the final cost of a housing unit. Such fees include building inspection fees, plan check fees, sewer connection fees, off-site improvement fees, and similar charges. In the 1998 HCD study, Building Department plan check, and inspection fees for the single-family home averaged \$6,786, while for a 1,000-square-foot multifamily unit, Building Department fees averaged \$3,416. The City's development permit fees could be significant for an affordable multifamily housing project. These fees have not been a constraint to developers constructing market-rate housing that also includes some affordable units. These fees are detailed in Table E-5.

EBMUD Fees

Water and sewer facilities impact fees are levied directly by the East Bay Municipal Utilities District (EBMUD). EBMUD charges approximately \$4,600 for new water connection, depending on the number of meters per lateral line. The most expensive connection is a single meter on a 2-inch line at \$5,500. A typical residential unit will have between a 5/8-inch and 1-inch line, for a cost of approximately \$4,673 per connection. EBMUD also charges a system capacity fee of approximately \$1,100 to account for the additional demand of a new water connection. EBMUD charges a wastewater capacity fee of approximately \$1,125 per dwelling unit for connections to the regional wastewater treatment system. Developers are required to provide laterals to connect to local sewer lines that feed into the regional system. EBMUD charges additional fees when unusual conditions exist, such as when the meter is more than 25 feet from the lateral line, underground utilities or other obstructions are in the way of a lateral line, or traffic conditions requires special traffic control measures. Other charges include an \$8,100 system capacity charge based on the meter size or domestic demand in excess of average.

Development Impact Fees

While the City levies a Sewer Lateral and a Sewer Connection Fee on residential development, it imposes no "development impact fees" for residential development, unlike many suburban jurisdictions. These fees are used by other cities to pay for traffic, sewer and other infrastructure improvements. A study of city-wide traffic impact fee is expected to begin in 2009. The City is able to levy a jobs/housing fee on commercial and warehouse space, but it does not apply to residential development. The jobs/housing fee, when charged benefits various housing programs in the City.

Total Fees

Two developments from Table 6-3 illustrate the total of cost of City fees for planning, building and infrastructure:

- a 1,500-square-foot, low-rise town home, with a 400-square-foot garage, a per square foot cost of \$300, and with an assumed market price of \$540,000: all development fees for this property would be approximately \$46,000; representing 9% of the market price.
- a 1,125-square-foot condominium unit in a mid-rise, 40-unit development with a per square foot cost of \$390, and with an assumed market price of \$525,000: this unit's share of the entire project's development fees would be approximately \$15,000, representing 5% of the market price.

Table E-5 below summarizes the major local permit costs that a developer would have to bear in undertaking a new residential development in the City of Oakland (This is not a complete list of all fees).

**Table E-5
Permit and Development Impact Fees**

Fee Type	Fee Amount	
	Single Family	Multiple Family
Scenario	1,500 sq. ft. town home with a 400 sq. ft. garage; market value of \$540,000	1,125 sq. ft. condominium in a 40-unit subdivision; market value of \$525,000
<i>Planning Application Processing Fees</i>		
General Plan Amendment	\$2,737	\$2,737
Rezoning	\$2,824	\$2,824
<i>Subdivisions</i>		
Tentative Parcel Map (1-4 lots)	\$2,393	\$2,393
Tentative Tract Map (5 or more lots)	\$5,161+\$247/lot	\$5,161+\$247/lot
<i>Planned Unit Developments (PUD)</i>		
Preliminary PUD	\$5,215 +\$35.34/10,000 sq. ft. of site area <4 acres + \$0.03/sq. ft. of total floor area	\$5,215 +\$34.35/10,000 sq. ft. of site area <4 acres + \$0.03/sq. ft. of total floor area
Final PUD	\$4,217 +\$0.03 per sq. ft. of total floor area	\$4,217 +\$0.03 per sq. ft. of total floor area
<i>Conditional Use Permits¹</i>		
(Minor)	\$1,962	\$1,962
(Major)	\$2,914	\$2,914
Environmental Initial Study ¹	\$1,357 or 25% of consultant fee, whichever is larger	\$1,357 or 25% of consultant fee, whichever is larger

**Table E-5
Permit and Development Impact Fees**

Fee Type	Fee Amount	
	Single Family	Multiple Family
Building Plan Check, Permit & Inspection Fees		
Inspection Fee ²	\$3,485	\$2,857
Processing and Plan Check (90 percent of inspection fee)	\$3,137	\$2,572
Permit Application Fee	\$66	\$66
Records Management (9.5% of subtotal of all fees)	\$1,666	\$1,211
Site Plan Review	\$1,013	\$1,382
State Energy/Access Regulations (33% of inspection fee)	\$1,150	\$943
State Strong Motion Instrumentation Program (.01% of valuation)	\$54	\$526
Bedroom Fee (\$100 per bedroom)	\$400	\$200
Infrastructure, Impact & District Fees		
Oakland USD – School Impact Fee	\$3,360 \$2.24 per sq. ft.	\$2,520 \$2.24 per sq. ft.
EBMUD – Water Meter Connection	\$4,673	\$4,673
EBMUD – Acct Establishment Fee	\$30/meter	\$30/meter
EBMUD – System Capacity Charge	\$8,110/unit	\$4,570/unit
EBMUD – Wastewater Capacity Fee	\$1,125/unit	\$1,125/unit
City – Sewer Lateral Permit Fee (assumes no grading)	\$419.99	\$419.99
City – Sewer Connection Fee	\$946.69	\$946.69
Total	\$46,000	\$15,000

Sources: City of Oakland, EBMUD

¹Assumes Environmental Review--Initial Study required; Initial Study fee is additional.

²Inspection fees are based on a sliding scale of construction valuation. See 2008 Master Fee Schedule, Page N-9 for details.

Comparison of Permit Fees

Table E-6 is a summary of building permit costs for two neighboring cities in the Oakland area and San Francisco. It shows that the City of Oakland is in the middle range for fees when compared to surrounding cities.

**Table E-6
Permit Fee Comparison**

City	Planning	Building - Plan Check, Permit & Inspection Fees	Infrastructure, Impact and District Fees								Total
			EBMUD Water Meter Connection	EBMUD System Capacity Charge	EBMUD Wastewater Capacity Fee)	City Sewer Permit	City Sewer Connection	School District	Impact	Other	
Single Family											
Oakland	\$2,737	\$25,000	\$4,673	\$8,110	\$1,125	\$420	\$950	\$3,350	n/a	n/a	\$46,000
San Francisco	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Alameda	\$1,369	n/a	\$4,673	\$8,110	\$1,125	n/a	\$921	\$4,200	\$4,762	n/a	\$25,000
Fremont	\$690	\$5,845	\$4,673	\$8,110	\$1,125	\$3,782	\$15,423 (water)	\$12,700	\$36,700	\$2,067 (tax)	\$77,250
Multi-Family (per unit)											
Oakland	\$61	\$14,600	\$4,673	\$4,570	\$1,125	\$420	\$950	\$2,700	n/a	n/a	\$25,000
San Francisco	\$11,450	\$6,085	n/a (SF PUC)	n/a (SF PUC)	n/a (SF PUC)	n/a	n/a	\$2,000	n/a	\$4,046	\$23,600
Alameda	\$1,369	n/a	\$4,673	\$4,570	\$1,125	n/a	\$921	\$4,200	\$1,426	n/a	\$25,000
Fremont	\$455	\$4,300	\$4,673	\$4,570	\$1,125	\$3,782	\$11,800 (water)	\$6,600	\$27,000	\$17 (tax)	\$54,000

Sources: Cities of Oakland; Alameda, Berkeley, Fremont, 2009; San Francisco *Housing Element* Draft 2, 2010; EBMUD, 2009
n/a means figures not available.

E. PERMIT PROCEDURES

Permit Requirements

Some types of development proposals require discretionary actions by several adjudicatory bodies, including the Parks Commission and Landmarks Preservation Advisory Board, but primarily the Planning Commission. Such actions include issuance of variances, conditional use permits, lot reduction permits, special development permits, exceptions, and mobile home certificates of compliance (which are “legal lot” determinations made by the City Engineer). The Oakland Community and Economic Development Agency administers the permit process through the Planning and Zoning Division and the Building Services Division. The most common discretionary actions are described below, but are not necessarily considered to be constraints to the production of new housing.

Conditional Use Permits

The Planning Code allows two types of uses in each zoning district: permitted uses; and conditional uses. The Conditional Use Permit (CUP) process allows the City the flexibility to determine if a specified use (called an “activity” in the Planning Code) proposed at a certain location is compatible with its surrounding neighborhood and if special conditions of approval are needed. Conditional use permits ensure the proper integration of uses, which, because of their special nature, and/or potential for becoming nuisances, may be suitable only in certain locations or zoning districts and then only when such uses can be controlled or designed in a particular manner. Details regarding permitted and conditional residential uses for each zone are provided in Table E-2, and development standards within these zones are indicated in Table E-4. Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area, and to establish special conditions to maintain harmony with the neighborhood.

The Planning Code has further regulations, in addition to general conditional use permit requirements, for residential care facilities, service-enriched permanent housing, and transitional housing, and emergency shelters. These activities must comply with the following conditions:

1. Staffing of the facility must comply with state licensing requirements.
2. For properties in residential zones:
 - the operation of buses or vans to transport residents must not generate vehicular traffic substantially greater than that normally generated by residential activities in the surrounding area.
 - on-street parking demand due to visitors must not be substantially greater than that normally generated by the surrounding residential activities, and
 - the delivery of goods must occur within hours that are compatible with and will not adversely affect the livability of the surrounding properties.
3. The facility’s program does not generate noise at levels that will adversely affect the livability of the surrounding properties.
4. No such facility shall be located closer than 300 feet from any other such activity or facility.

Planned Unit Development (PUD)

The planned unit development (PUD) procedure encourages design flexibility and offers varying special bonuses for worthwhile projects. For instance, in the R-30 one-family residential zone, developments can include multifamily buildings; in the R-35 and higher density zones, housing density bonuses are possible; commercial uses can be built within PUD projects in many residential zones; and height limits may be waived in any zone.

This process is used to review a large integrated development that is appropriately designed for a single tract of land or contiguous parcels when there is one common owner. Rezoning is the first stage in the process. The Planned Unit Development process applies to all rezone proposals, changes to the text of the Subdivision Ordinance, revisions to development control maps, or proposals affecting designated landmark or landmark site.

Variances

A variance is permission, by the Planning Commission, to waive or reduce a zoning district's specific development standards or prohibitions of uses. Variances provide the flexibility to resolve difficulties or hardships when the strict application of regulations may be inappropriate due to special or extraordinary physical or topographic circumstances that occur on the property. The variance allows the property to be used in a manner consistent with the regulation and zoning district with minor variations so as to not adversely affect neighbors, adjacent properties, nor be contrary to adopted plans or development policy.

Variances from the development standards can be granted due to special circumstances peculiar to the subject property, including size, shape, topography, location, design constraints, or surroundings; or because of the location of Heritage or Landmark Trees, the strict application of the requirements of the Planning Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

General Plan Amendment

A change to the text and/or designation of an area or parcel on the General Plan map requires a General Plan Amendment. The proposed legislative amendment must meet criteria specified in the General Plan for the City Council to approve a General Plan Amendment.

Zoning Amendment

A proposed change in zoning classification requires an amendment to the City's Development Control Maps (zoning maps). The process begins with an application to the Planning Department for a zone change. A public hearing before the Planning Commission is required to approve a zone change. That hearing is conducted within 60 days after a completed application is submitted to the City. A change that could affect the status of a designated landmark also requires review by the Landmarks Preservation Board. A proposed rezone from open space to another use requires review by the Parks and Recreation Advisory Commission. If the Planning Commission denies the rezone request, the applicant may appeal the decision to the City Council, which must take action on the appeal within 30 days. If the Planning Commission approves the rezone request, the recommendation is forwarded to the City Council for a final decision.

Tentative Parcel and Tract Map

A tentative parcel map is a proposal to subdivide one piece of land into a maximum of four parcels or condominium units. A tentative tract map is a proposal to subdivide land into five or more parcels or condominium units. Each of these must comply with the Oakland Planning Code, the Subdivision Map Act and Zoning Regulations.

Design Review

On December 19, 2006, the Oakland City Council adopted Design Review-related amendments to the Oakland Planning Code (Title 17) which made the citywide permit review procedures more effective, streamlined, and consistent throughout the City. City staff considers the design review procedures as removing constraints to housing production.

The new design review framework reduces the number of different review procedures and uniformly applies those procedures citywide. Construction of new dwelling units, other than a secondary unit, now requires Regular Design Review citywide. Secondary Units of up to 500 square feet that meet all applicable zoning standards for parking, minimum pavement width, prohibition along dead-end streets, and architectural compatibility are exempt from design review; whereas Secondary Units between 500 and 900 square feet that meet the same applicable zoning standards require Small Project Design Review. Design review is intended to address the compatibility of new construction and additions with surrounding development and preserve the architectural quality of Oakland's housing stock. Staff considers site characteristics, topography, neighborhood, scale, bulk, architectural context, height, material, texture, and overall character. There is now one unified residential design review program: Regular Design Review, Small Project Design Review, and Design Review Exemption. Applications for design review are processed concurrently with other planning permits.

The majority of residential addition projects are reviewed under a revised version of Oakland's Small Project Design Review program, which originally applied only to *nonresidential* projects - such as changes to storefronts, signs, and awnings. Small Project Design Review (SPDR) applies to all additions citywide of more than 10 percent, but not more than 1000 square feet or 100 percent of the total floor area or footprint on site, whichever is less.

Small Project Design Review has been designed to have a quicker turnaround time than other types of zoning permits, including Regular Design Review. A final decision on an application is usually made at the zoning counter, unless the proposal involves an upper-story addition of more than 250 square feet. For Small Project Design Review proposals involving an upper-story addition of more than 250 square feet, applicants are required to provide public notice of the project by displaying a large notice poster at the project site and by mailing notice along with a copy of the plans to all adjacent neighbors and properties directly across the street. There is no appeal of the Small Project Design Review decision.

Regular Design Review is a full review process that involves notification to all owners of property within 300 feet of the proposed project. By state law, the City has 30 days to render a determination of completeness on an application. Unlike the Small Project Design Review program, which includes no appeal process, the decision on a Regular Design Review application can be appealed to the City Planning Commission or its Residential Appeals Committee. Projects are reviewed against a set of adopted residential design criteria as well as special design review findings of the individual zoning districts.

Projects that involve designated historic properties are reviewed by the Landmarks Preservation Advisory Board. Design review of these properties is conducted concurrently with one of the design review procedures described above.

Approval Process

The Planning and Zoning Division is responsible for processing development permits and carrying out the City's long-range planning efforts. The basic steps in the approval process are described below.

Pre-Application Meeting

Proposals may involve multiple permit approvals depending on the complexity of the land use issues and the location of the proposed project. The initial step is usually a Pre-Application meeting, which involves the review of preliminary plans and photographs of a proposed project. At this time, staff will evaluate the proposal, review compliance with the General Plan and Planning Code, determine appropriate applications and fees, offer comments on the proposal to meet the General Plan objectives and Planning Code development standards, identify related non-planning issues, and describe the permit process and timeline.

Application for Development Review and Development Agreement

The Basic Application for Development Review is an application form filed to accompany all zoning permit applications, and is submitted along with site plans and/or other data to the Planning and Community Development Department. Significant discretionary actions are the subject of a public hearing before one of several hearing bodies, depending on the specific action. An application for a development agreement is heard by the City Planning Commission at a public hearing. The hearing is noticed at least ten days before the hearing date, in accordance with state law. The Commission forwards its recommendations to the City Council within ten days. The City Council reviews the recommendation of the Planning Commission and may approve or disapprove the proposed development agreement, or approve it with changes and/or conditions. The decision of the Council is final.

Conditional Use Permit

An application for a major conditional use permit is also considered by the Planning Commission at a noticed public hearing. The Commission decides whether the proposal is consistent with general use permit criteria, and has the authority to grant or deny the application. This decision can be appealed to the City Council within ten calendar days. In order to grant a use permit, the Planning Commission must make specific findings that the project is:

- compatible with the neighborhood,
- an asset for the neighborhood,
- enhances the area,
- meets design review standards, and
- complies with the General Plan and other adopted city plans.

An application for a minor conditional use permit is normally considered by the Director of Planning and Zoning. However, the Director can refer this decision to the Planning Commission at his or her discretion.

Planned Unit Development (PUD)

A planned unit development (PUD) permit application is reviewed and approved by the Planning Commission at a noticed public hearing. A decision of the Planning Commission can be appealed to the City Council.

Permit Processing Times

The City of Oakland meets state-required timelines for the approval of development permits, as shown below in Table E-7. An expedited permit review could provide an additional level of certainty that the amount of time required for project approval will not adversely affect the developer’s ability to access funding.

**Table E-7
Application Processing Times**

Application	Timeframe
General Plan Amendment	Up to 1 year
Rezone	6 months to 1 year
Tentative Subdivision Maps	Planning Commission – 50 days maximum (if no Environmental Impact Report)
Parcel Map	50 days maximum – from completed application
Final Subdivision Map	Within 30 days
Major Conditional Use Permit	Planning Commission – 4 to 6 months (including public review)
Minor Conditional Use Permit	Zoning Administrator – 6 weeks to 3 months
Variance--Major Variance--Minor	Planning Commission – 17 days public notice, plus up to 3 months for planner review and supervisor approval Zoning Administrator – 17 days public notice, plus up to 8 weeks for planner review and supervisor approval.
Building Permit	1 to 6 weeks
Residential Design Review	Up to 8 weeks
Boundary Line Adjustment	3 weeks

Source: City of Oakland, 2008.

The majority of actual processing time for a use permit and/or a special development permit typically takes place during the planning staff initial project review. The planning staff works with the applicant to achieve a completed application that conforms to the various procedural, design and zoning requirements. Processing times vary depending on the size and complexity of the project, the completeness of the application, the conformance of the project to the Planning Code requirements, and the level of environmental review (e.g. Environmental Impact Report versus Negative Declaration versus CEQA exemption). This process often takes place before the formal submittal of an application and review period begins. Other factors that could affect the approval time for a project are shown in Table E-8.

**Table E-8
Application Processing Constraints**

Factors Affecting Service Levels and Application Processing Time
1) Volume of Applications
2) Number of General Inquires (phone, front counter, correspondence)
3) Extent and detail of code requirements
4) Minimum time lines for public notice (state law and zoning code)
5) Additional time and extent of noticing desired by some members of the community
6) Concurrent Special Projects
7) Subjective review issues (building and site design) and responses back from applicants
8) Generally high-level of community involvement and interest
9) Agenda item staff report and review chain
10) Adequate staffing

City of Oakland, 2008

APPENDIX F: GENERAL PLAN POLICIES

This Appendix evaluates the consistency of the Housing Element with applicable land use planning and regulatory documents, specifically the elements from the City of Oakland's General Plan: the *Land Use and Transportation Element (LUTE)*, the *Open Space, Conservation and Recreation Element*, the *Noise Element*, the *Historic Preservation Element* and the *Safety Element*. A review was made of all elements of the General Plan for policies which encourage retention, restoration and construction of housing in Oakland. The policies selected below highlight the policies that demonstrate clear implications for future planning and development for housing.

Unlike many cities, Oakland's *LUTE* already permits high density housing and mixed use developments on the main streets and commercial corridors—which is why this Housing Element shows the City can accommodate the 2007-2014 RHNA without any rezoning or General Plan Amendments. This is because the vision and specific policies contained in the *LUTE* seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation from ABAG. The preamble to the *LUTE* makes this clear:

Through application of the policies and classifications of the new General Plan, the character of established neighborhoods will be maintained and enhanced, while new housing, new business and new City services *will be concentrated in neighborhood centers and along key corridors.*(emphasis added, p. 5)

Residential growth in Oakland is directed to the "Grow and Change" areas of the City, as outlined in the *LUTE*'s Strategy Diagram (p. 122-125). These areas are described in the *LUTE*:

Most of the...new households projected to be added in the city of Oakland through the year 2015 will be located on the city's corridors, in Downtown, in Transit Oriented Districts near BART stations, along the Waterfront, and through infill projects that respect established neighborhood character. (p.25)

In addition, the intention of the Grow and Change areas are explained in the *LUTE*:

...Grow and Change areas will emphasize significant changes in density, activity or use, which are consistent with the ...General Plan. Growth and change areas include areas with many parcels, or, in some cases, larger sites that can accommodate significant increases in intensity. (p. 124)

Figure C-6 shows that the housing opportunity sites in this Housing Element correspond with the areas designated by the *LUTE* as "Grow and Change." Most of the housing to be provided in Oakland will result from the development or redevelopment of under-used and infill parcels. Anticipated development on these sites are expected to be in compliance with policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The polices in the other General Plan elements will advance the ability of the City to achieve the objectives contained in the *2007-2014 Housing Element* and implement specific housing policies and programs. Likewise, the *Housing Element* policies will advance the implementation of policies and

programs in the other General Plan elements. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

A. LAND USE AND TRANSPORTATION ELEMENT

DOWNTOWN (D)

Policy D1.4 Planning for Old Oakland

Old Oakland should be respected and promoted as a significant historic resource and character-defining element, with Washington Street as its core. Residential development in Old Oakland should be of mixed housing type, with group floor retail where feasible.

Policy D1.5 Planning for Gateway District

New development and rehabilitation in the Gateway district should contribute to greater neighborhood cohesion and identity, emphasizing mixed housing type and urban density residential development.

Policy D1.7 Planning for the Gold Coast

The Gold Coast should be recognized and conserved as an established neighborhood providing urban density housing in a unique urban setting.

Policy D10.1 Encouraging Housing

Housing in the downtown should be encouraged as a vital component of a 24-hour community presence.

Policy D10.2 Locating Housing

Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center, and Lake Merritt BART stations to encourage transit use, and at other locations where compatible with surrounding uses.

Policy D10.3 Framework for Housing Densities

Downtown residential areas should generally be within the Urban Residential and Central Business District density range where not otherwise specified. The height and bulk should reflect existing and desired district character, the overall city skyline, and the existence of historic structures or areas.

Policy D10.4 Providing Housing for a Range of Needs

Housing in the downtown should not be geared toward any one housing market, but rather should be promoted for a range of incomes, ownership options, household types, household sizes and needs.

Policy D10.5 Designing Housing

Housing in the downtown should be safe and attractive, of high quality design, and respect the downtown's distinct neighborhoods and its history.

Policy D10.6 Creating Infill Housing

Infill housing that respects surrounding development and the streetscape should be encouraged in the downtown to strengthen or create distinct districts.

Policy D10.7 Developing Live-Work Spaces

Locational and performance criteria should be developed for live-work developments.

Policy D11.1 Promoting Mixed-Use Development

Mixed use developments should be encouraged in the downtown for such purposes as to promote its diverse character, provide for needed goods and services, support local art and culture, and give incentive to reuse existing vacant or underutilized structures.

Policy D11.2 Locating Mixed-Use Development

Mixed-use development should be allowed in commercial areas, where the residential component is compatible with the desired commercial function of the area.

NEIGHBORHOODS (N)

Policy N1.8: Making Compatible Development

The height and bulk of commercial development in the “Neighborhood Mixed Use Center” and “Community Commercial” areas should be compatible with that which is allowed for residential development.

Policy N3.1 Facilitating Housing Construction

Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N3.2 Encouraging Infill Development

In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.

Policy N3.3 Facilitating Development of Second Units

One accessory housing unit (also known as second or secondary unit) per property should be permitted outright in all residential zones provided that it meets the setback requirements for the primary structure, is clearly secondary to the primary structure, is compatible with other structures on the site and in the vicinity, and the property owner lives on-site. The permitting procedures and performance criteria applied to these units should facilitate construction of units, and not be prohibitive in their requirements. Accessory units should be allowed when a new primary residence is being constructed or maybe added to properties with an existing residence. (See also Policy N7.2 “Defining Compatibility.”)

Policy N3.4 Constructing Housing on Orphan Lots

Construction of housing units on “orphan lots” in residential areas (i.e. lots that are substandard in area but which cannot be increased in size because existing development is located on all sides) should be allowed where the proposed unit meets other applicable standards.

Policy N3.5 Encouraging Housing Development

The City should actively encourage development of housing in designated mixed housing type and urban housing areas through regulatory and fiscal incentives, assistance in identifying parcels that are appropriate for new development, and other measures.

Policy N3.8 Required High-Quality Design

High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.

Policy N3.9 Orienting Residential Development

Residential developments should be encouraged to face the street and to orient their units to desirable sunlight and views, while avoiding unreasonably blocking sunlight and views for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoiding undue noise exposure.

Policy N3.11 Enforcing Codes

The City should aggressively enforce the requirements of the City’s Housing Code and other applicable regulations on housing of all types.

Policy N4.1 Supporting “Fair Share” Accountability

The City is generally supportive of any efforts to establish accountability for communities that do not provide their fair share of affordable housing units.

Policy N4.2 Advocating for Affordable Housing

The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry, and other policy makers to join in efforts to advocate for the provision of affordable housing in communities throughout the Bay Area region.

Policy N5.2 Buffering Residential Areas

Residential areas should be buffered and reinforced from conflicting uses through the establishment of performance-based regulations, the removal of non-conforming uses, and other tools.

Policy N5.3 Supporting Live-Work Development

The City should support and encourage residents desiring to live and work at the same location where neither the residential use nor the work occupation adversely affects nearby properties or the character of the surrounding area.

Policy N6.1 Mixed Housing Types

The city will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

Policy N6.2 Increased Home Ownership

Housing developments that increase home ownership opportunities for households of all incomes are desirable.

Policy N7.1 Ensuring Compatible Development

New residential development in Detached Unit and Mixed Housing type areas should be compatible with the density, scale, design and existing or desired character of surrounding development.

Policy N7.2 Defining Compatibility

Infrastructure availability, environmental constraints and natural features, emergency response and evacuation times, street width and function, prevailing lot size, predominant development type and height, scenic values, distance to public transit, and desired neighborhood character are among the factors that could be taken into account when developing and mapping zoning designations or determining “compatibility.” These factors should be balanced with the citywide need for additional housing.

Policy N8.1 Developing Transit Villages

“Transit Village” areas should consist of attached multi-story development on properties near or adjacent to BART stations or other well-used or high volume transit facilities, such as light rail, train, ferry stations or multiple-bus transfer locations. While residential units should be encouraged as part of any transit village, other uses may be included where they will not negatively affect the residential living environment.

Policy N8.2 Making Compatible Interfaces Between Densities

The height of development in Urban Residential and other higher density residential areas should step down as it nears lower density residential areas to minimize conflicts at the interface between the different types of development.

TRANSPORTATION

Policy T2.1 Encouraging Transit-Oriented Development

Transit-Oriented development should be encouraged at existing or proposed transit-nodes, defined by the convergence of two or more modes of public transit, such as BART, bus, shuttle service, light rail or electric trolley, ferry and inter-city or commuter rail.

Policy T2.2 Guiding Transit-Oriented Development

Transit-oriented developments should be pedestrian oriented, encourage night and day times use, provide the neighborhood with needed goods and services, contain a mix of land uses, and be designed to be compatible with the character of surrounding neighborhoods.

PEDESTRIAN MASTER PLAN

Policy 3.2 Land Use

Promote land uses and site designs that make walking convenient and enjoyable.

WATERFRONT (W)

Policy W9.6 Developing Housing Along the Estuary: Quality, Type and Services

Housing quality, type and services should be developed in a manner that is consistent with the policies and requirements of: future detailed plans created for the Waterfront; the Housing Element of the General Plan; the City's Building Code; and / or other appropriate codes per regulations.

Policy W9.7 Supporting Existing Residential Communities Along the Estuary

The existing residential communities within and adjacent to the waterfront should be supported and enhanced.

B. OPEN SPACE, CONSERVATION & RECREATION ELEMENT (OSCAR)

Policy OS-4.1 Provision of Useable Open Space

Continue to require new multi-family development to provide useable outdoor open space for its residents.

Policy OS-4.4 Elimination of Blighted Vacant Lots

Discourage property owners from allowing vacant land to become a source of neighborhood blight, particularly in residential areas with large numbers of vacant lots.

Policy CO-12.1: Land Use Patterns Which Promote Air Quality

Promote land use patterns and densities which help improve regional air quality conditions...reducing the percentage of people in Oakland who must drive to work on a daily basis.

C. NOISE ELEMENT

Policy 1

Ensure the compatibility of existing and, especially, of proposed development projects not only with neighboring land uses but also with their surrounding noise environment.

Policy 3

Reduce the community's exposure to noise by minimizing the noise levels that are received by Oakland residents and others in the City.

D. HISTORIC PRESERVATION ELEMENT

Policy 1.2: Potential Designated Historic Properties

The City considers any property receiving an existing or contingency rating from the Reconnaissance or Intensive Surveys of "A" (highest importance), "B" (major importance), or "C" (secondary importance) and all properties determined by the Surveys to contribute or potentially contribute to an Area of Primary or Secondary Importance to warrant consideration for possible preservation. Unless already designated as Landmarks, Preservation Districts, or Heritage properties pursuant to Policy 1.3, such properties will be called "Potential Designated Historic Properties."

Policy 1.3: Designated Historic Properties

The City will designate significant older properties which definitively warrant preservation as Landmarks, Preservation Districts or Heritage Properties. The designations will be based on a combination of Historical and Architectural Inventory Ratings, National Register or Historical Places criteria, and special criteria for Landmarks and Preservation District eligibility. Landmarks, properties, which contribute or potentially contribute to Preservation Districts, and Heritage Properties, will be called "Designated Historic Properties."

Policy 2.2: Landmark and Preservation District Eligibility Criteria

Landmarks and Preservation Districts will be classified according to importance, with three classes of Landmarks and two classes of Preservation Districts. Properties eligible for each of these classifications will be as follows: (*See Historic Preservation Element Pg. 4-3*)

Policy 2.6: Preservation Incentives

- (a) Landmarks and all properties contributing or potentially contributing to a Preservation District will be eligible for the following preservation incentives:
- i. Mills Act contracts for reducing property tax assessments;
 - ii. State Historical Building Code and other related alternative codes for older buildings such as the Uniform Code for Building Conservation (UCBC), to provide more flexible construction standards;
 - iii. Conservation easements to reduce property tax assessments and, for National Register properties, to obtain income tax deductions;
 - iv. Broader range of permitted or conditionally-permitted uses;

- v. Transferable development rights;
 - vi. Priority for economic development and community development project assistance and eligibility for possible historic preservation grants for low-income housing;
 - vii. Eligibility for acquisition, rehabilitation, and other development assistance from a possible historic preservation revolving fund or possible Marks historical rehabilitation bond program; and
- (b) Compatible new development on vacant noncontributing Preservation District parcels will be eligible for Incentives (iv), (v), (vi) and (vii). Heritage Properties will be eligible for incentives (ii), (vi) and (vii).

E. SAFETY ELEMENT

Policy GE-3: Continue, enhance or develop regulations and programs designed to minimize seismically related structural hazards from new and existing buildings.

Policy FI-2: Continue, enhance or implement programs that seek to reduce the risk of structural fires.

Policy HM-2: Reduce the public's exposure to toxic air contaminants through appropriate land use and transportation strategies.

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APPENDIX G: APPROVAL AND ADOPTION

The following pages contain the State of California's letter approving the City's Housing Element, the City Council resolution adopting the Housing Element and the Environmental Impact Report under the California Environmental Quality Act, and the Mitigation Monitoring Measures.

Copies of the environmental review documents are available upon request from the City's Strategic Planning Division in the Community and Economic Development Agency, 250 Frank Ogawa Plaza, Suite 3315.

APPENDIX H: SUMMARY AND RESPONSE TO PUBLIC COMMENTS

Summary of Public Comment

The following is a summary of comments and questions derived from public and Planning Commission comments received as of June 3, 2009. In addition, it summarizes discussion topics and concerns raised at public hearings of the Planning Commission and the community meeting, in 2009 and 2010.

Senior Housing

During the discussion at the community meeting, there were concerns about the supply of senior housing – two participants (a senior citizen and a low-income housing resident) expressed that there should be more senior housing developments throughout Oakland. Another requested these developments should be in close proximity to shopping, health clinics and plazas to create a greater sense of community. Another suggested that the City discourage building studios for seniors because they are too ‘confining.’ City staff assured that they are currently updating zoning regulations which encourage mixed used development along corridors under the Citywide Zoning Update process, and that they already discourage studio apartments for seniors under its Notice of Funding Availability (NOFA) process.

Mixed-income Housing

A number of participants at the community meeting spoke in favor of encouraging mixed income developments for Oakland residents. Speakers mentioned that there are numerous benefits with mixed income developments including: a better sense of community and an increase in the overall quality of life for neighborhoods. One citizen described how a diversity of incomes makes for healthy communities because successful neighbors can positively influence one another. Another mentioned the importance of educating the general public about the benefits of mixed income affordable housing. One participant suggested how a mix of market and affordable housing could be good for West Oakland.

City staff responded that there are several steps that need to be taken to promote mixed-income housing and how affordable housing projects provide incentives and are catalysts for private development. The City does strive to ensure a mix of units serving extremely low, very low and low income in all its assisted rental developments. The primary barriers to ensuring a mix of moderate and above-moderate income units with units serving lower income levels are the difficulties of making such a mix feasible using private financing and the fact that most affordable housing financing programs encourage projects with 100 percent affordable units. The City does try to encourage mixed-income neighborhoods by seeking to distribute assisted housing throughout the entire City.

Concentration of Affordable Housing Development

Various members of the audience at the community meeting stressed that the need for affordable housing is a prominent issue that pervades the City. They suggested that the City consider how to provide funding for more affordable housing throughout Oakland. One person argued that the City should institute an Inclusionary Zoning policy to provide affordable housing since non-profit housing developers have not been able to meet the City's affordable housing need in recent years. Another individual mentioned the need for operating funds for affordable housing developers from the City. Alternately, one person was concerned with Central City East neighborhoods being highly concentrated with affordable housing. They mentioned how the City Notice of Funding Availability for affordable housing offers funds with the goal of building housing for very-low and low income households, while no programs offered funds or incentives for building housing for moderate-income households. The participant also expressed that there were not any policies in place for bringing moderate income households to Oakland.

With regard to City funding that supports various aspects of affordable housing development, staff responded that due to the State of California's budget crisis legislators are seeking to take back Redevelopment Tax-Increment funds from California Redevelopment Agencies. This threatens funding to Oakland's Low/Mod Housing Funds—especially the additional 5% of tax increment approved by the City Council. On a positive note with regard to funding, the City fared well with Proposition 1C-funded state grants for Transit Oriented Development grants and Infill Infrastructure grants.

With regard to the concentration of affordable and public housing in certain neighborhoods, Staff pointed to maps that indicating affordable housing is present in most all Oakland neighborhoods except those with historically high land costs such as the North Oakland hills and the North side of the Interstate 580 freeway corridor. It is too expensive to develop multi-family housing in these higher land cost Oakland neighborhoods. When participants asked how they could be more involved with advocating for more affordable housing, staff suggested that they participate in the May 2009 "Affordable Housing Week," which offers tours and events showcasing the City's various affordable housing developments. In addition, Staff recommended citizen participation public meetings emphasizing that their opinions are heard. After this statement was made, several participants in the audience spoke out about how important it is to come to community meetings and advocate for affordable housing. One suggested taking action through community activism, saying "marching to City Hall will get the ear of decision makers."

City staff also recognized the burden and controversy of providing enough affordable housing to its low-income citizens. The first draft RHNA allocation for Oakland proposed large increases in allocations for housing affordable to very low- and low-income households. This would have proven to be a very difficult to implement these development projections. Their original calculation was based on the proportion of the City's existing very low- and low-income population. Oakland successfully lobbied to decrease its RHNA affordable income housing allotment given its already high proportion of very low- and low-income residents. Half of the City's population is very low- or low-income yet the current RHNA only requires about 30% of projected housing development be affordable to the City's very low- and low-income population.

Housing Element Update Requirements and Process

At the community meeting some questions were asked about the Regional Housing Needs Allocation (RHNA) – one specifically about why the City will not meet the low-income housing target. City staff explained that Oakland is not generating sufficient funds to subsidize all the required low income housing units, especially during this time of the nation’s economic downturn and threats of Redevelopment tax-increment take-backs. However, staff expects 200-300 low-income units to be built each year under its current funding programs.

Inclusionary zoning

On the topic of inclusionary zoning, many community meeting participants felt strongly that the City should consider adopting inclusionary zoning as a City policy. One participant felt that non-profit affordable housing developers can only supply a portion of the City’s affordable housing RHNA allocation.

Staff responded to the various comments about adopting inclusionary zoning by stating that this policy has been debated among City stakeholders for a number of years. Proposals for an inclusionary zoning policy were included in both the final recommendations of the Blue Ribbon Commission on Housing and in the Mayor’s comprehensive housing policy as proposed in early 2008. The City Council has not yet fully debated or acted on these recommendations.

Constraints to Development

There were a handful of comments concerning various constraints to development. A representative from Habitat for Humanity stated that it was difficult to find land affordable to develop their affordable homeownership opportunities. Another constraint, which is likely to be less of an issue in a depressed market but was a concern in the heated market conditions at the beginning of the decade, is competition for affordable land. Nonprofit developers of affordable housing, because they rely on more lengthy public funding approvals, are often at a disadvantage relative to for profit developers and may not be able to obtain site control. Another speaker mentioned that there is lack of public support for new affordable housing and that this creates another barrier to development. Specifically, the developer cited opposition from the Central City East Redevelopment Agency’s citizen’s Project Area Committee, which does not support the development of a Habitat for Humanity project in the project area.

HCD wanted staff to craft new policies and actions that reduce the constraints to building housing, if, during staff analysis of the HCD comment letter, staff discovered new constraints which were not previously identified in the February 2009 Public Review Draft of the *Housing Element*. However, no new constraints were identified by staff in its analysis, so no new policies or actions were added to Chapter 7.

PATH Strategy for Homeless Persons

One organization commented that Policy 2.10 includes actions to implement the strategy, but the actions do not provide the specificity necessary to achieve implementation by a specific date. Action 2.10.5 provides only that the City will “support” the development of permanent housing for extremely low income persons, but it doesn’t say how. It states that the City will “take actions to address barriers” to such housing, but fails to describe any barriers, let alone any actions.

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City staff response to this comment on the PATH Strategy is that the strategy is an approach to ending homelessness that requires a multi-pronged approach. Work includes having the necessary stages of resources, programs, funding, and business culture re-configured around an intention and objective to end homelessness over the next twelve years. The PATH Strategy is a 12-year plan to: (1) end/prevent homelessness, (2) create over 7,000 new rental housing subsidies, and to (3) increase the accessible permanent supportive housing inventory for the homeless by 7,000 units.

The City of Oakland entered into its first year implementation of PATH on July 1, 2008, with program year ending in June 30, 2009. Contracts awarded for the 2008-09 program year focused on housing retention, homeless prevention and services to the homeless that lead to permanent housing outcomes. No funds were awarded during the first year of PATH for increasing housing units. For the second year of PATH, the Department of Human Services (DHS) secured capital development funds as well as funds for wrap-around services to the homeless. With the focus of PATH being a “housing first” model, the following housing inventory increases are projected.

Year	Households Achieving Stability in Permanent Housing
2007	443
2009	1,032
2011	2,065
2013	3,246
2015	4,427
2017	5,608
2020	7,380

The PATH Strategy, posted on the DHS website⁴⁰, gives the full overview of the City’s intended projects by 2020 such as housing Oakland’s homeless population, providing easy access to services, and establishing a system of services working to prevent homelessness.

The City of Oakland offices working toward these goals include the Housing and Community Development Department (Community and Economic Development Agency) and Community Housing Services of the Department of Human Services. In addition, the City of Oakland is working with the Alameda County Behavioral Health Care Services Agency. Other organizations that are working to address homelessness and who are partnering with the City of Oakland include the Oakland Housing Authority, Alameda County’s Adult & Aging Services, Children & Family Services, and Workforce & Benefits Administration; Alameda County Housing and Community Development Department; Alameda County Office of AIDS, the Oakland business community, Community Development Finance Institutions, Government Sponsored Enterprises (GSEs) and the Corporation for Supportive Housing (CSH).

⁴⁰ http://www.oaklandhumanservices.org/services/adultsfamilies/documents/MicrosoftWord-PATHStrategy-FINAL_June2006_.pdf.

Fair Housing and Preferences for Oakland Resident and Workers

The Oakland Resident and Worker Preference Policy for Affordable Housing does take into account state and federal laws prohibiting discrimination in housing. CEDA staff, along with the City Attorney's office, have analyzed the extent to which the policy would have a disparate impact on groups protected by fair housing laws and determined that the policy would not have a discriminatory effect. The analysis of potential negative impacts on persons protected by the fair housing laws is based on city-wide demographics, and not on a project by project basis.

Furthermore, the policy does include the caveat that "[t]he preference is to be applied only if and to the extent that other funding sources for the project permit the preference." These sources could include state and federal funding.

Other Miscellaneous Comments

One participant supports a "condominium conversion" program, as a way to help current renters purchase apartments so they will not have to move out of the neighborhoods where they currently reside. They recommended that City staff visit some sites of proposed condominium conversions to see them firsthand. Another proposed that the City provide more incentives for larger, family-sized units (with household size of five or more).

Again, with regard to a condominium conversion proposal, this is part of an overall housing policy overhaul proposed by the Mayor in early 2008, but not yet acted on by the City Council.

With regard to providing larger units in affordable housing developments, City staff evaluate funding applications and assign points for various criteria that a development proposes. Large units are currently encouraged in the City's affordable housing NOFA process.

With regard City of Oakland's Notice of Funding Availability (NOFA) for affordable housing development, full points are allocated to rental developments that have a residential service plan. Elements of a residential service plan that are suggested by the City of Oakland include child care and after school programs as example programs. Although this is not a requirement for in affordable housing development planning, it is encouraged in the City's funding application.

The City disagrees with the comment that the City's proposed Green Building Ordinance constitutes a governmental constraint to housing. As of May 2009, the proposal has not had a hearing, or a vote, before the full Planning Commission, nor the City Council; although the proposal has been vetted and changed after numerous public stakeholder meetings, and at public meetings before the Planning Commission's Special Projects Committee, and the Landmarks Advisory Board. A draft ordinance, such as the proposed Green Building ordinance, *prior to adoption*, is not considered a constraint under the State Housing Element laws. Even if adopted, it is too speculative to conclude, at this point, that it would be a governmental constraint to housing since the ordinance has not been implemented.

In addition, the City has had as a goal the adoption of a Green Building ordinance for private sector development for many years: it was an action in the *1999-2006 Housing Element* (Action 7.1.1 "Green Building Design for Private Development"); this action has been rewritten as an action to the *2007-2014 Housing Element (Revised)* Public Review Draft, as Policy 7.1.1.

Moreover, the City disagrees with the statement that if the Green Building Ordinance, with its historic preservation component, is adopted, there will be a reduction in housing opportunity sites that will, in turn, adversely impact the City's ability to meet its RHNA allocation. The opportunity sites are

primarily undeveloped, with no structures, and therefore historic resource regulations will have no impact on these sites. Furthermore, the proposal does not eliminate the ability for a historic structure to be demolished. It only requires a higher level of building efficiency and recycling than if the building was not historic. Therefore, the Green Building Ordinance, if adopted, will not impede the City's ability to meet its RHNA allocation.

Summary of Changes to Revised Public Review Draft (June 3, 2009)

Changes made to the June 3, 2009 *Revised Public Review Draft* of the *Housing Element* are summarized in four categories: responses to HCD comments; responses to public comments; responses to Planning Commission comments from the June 3, 2009 public hearing and the September 15, 2010 hearing; and staff initiated changes. See also Appendix I, which details the changes made since the June 3, 2009 draft.

1. Responses to HCD comments

- Housing Needs and Resources--Analysis of the existing and projected needs of the extremely low income (ELI) population: Changes were made to Table 3-9 to better illustrate the existing ELI population; Changes were made to Table 4-2 to better illustrate where known ELI units exist in units constructed, planned or in pre-development for the current Housing Element planning period.
- Housing Needs and Resources--Land Inventory
 - Site Inventory -- List each parcel in the opportunity sites inventory by size, zoning, general plan designation and existing use. Staff listed the unique identifying information (requested above) for each parcel listed on the inventory in Table C-9.
 - Lot Consolidation -- Describe the potential for lots listed in the opportunity sites inventory to be consolidated. Staff included a discussion of recent construction trends of consolidating parcels to build projects under the "Characteristics of Opportunity Sites" heading in Chapter 4.
 - Realistic Capacity – Must account for the extent to which non-residential uses are allowed on potential opportunity sites. The section under "Methodology for Selecting Opportunity Sites" in Chapter 4 elaborates on the recent trends in multi-family residential construction to include ground floor commercial or civic use.
 - Environmental Constraints – in the section titled, "Characteristics of Housing Opportunity Sites," in Chapter 4, staff reviewed the inventory of opportunity sites against the California State Regional Water Quality Control Board "Geo Tracker" database of environmental hazards, identifying 20 potentially contaminated sites, and references the General Plan LUTE EIR list of "Cortese List" of hazardous waste sites. The recently adopted Standard Conditions of Approval provide measures to substantially reduce or eliminate environmental contamination.
 - Sites with Zoning for a variety of Housing Types (SB 2) – Housing Element must identify zones and demonstrate sufficient capacity to accommodate the need for emergency shelters. Staff added detail to Action 1.1.5 to address this comment.

- Government Constraints
 - Constraints on Persons with Disabilities. Added detail to the section titled, “Accessibility for Persons with Disabilities” in Chapter 6.
 - Building Codes and Their Enforcement. Staff included language regarding local changes the building code to the section titled, “Construction Codes and Enforcement” in Chapter 6.
- Quantified Objectives--Analysis of the existing and project needs of the extremely low income (ELI) population: Changes were made to Table 8-1 to illustrate where City staff estimate the number of ELI units might be produced by City-funded programs. These figures were extrapolated based on current levels of service and production.
- Housing Programs -- Action 1.1.5 (SB 2): Expand the program to identify a zone or zones where emergency shelters will be permitted out right. Staff added a program for identifying appropriate zone or zones, and an action to process a planning code amendment to Action 1.1.5.
- Housing Programs -- Transitional and Supportive Housing: A program should be added or revised to amend zoning to evaluate planning permits for supportive and transitional housing as any other multi-family residential use. The findings in 17.102.212 (O.M.C.) list requirements for such housing and staff addresses the action to amend the planning code to comply with SB 2 in , “Accessibility for Persons with Disabilities,” (Chapter 6) and Actions 3.1.2 and 3.1.3 (Chapter 7)..
- Public Participation -- City Staff further clarified and expanded the detail included in Chapter 1’s description under the heading “Public Participation as an Ongoing Process.” In addition, City Staff added Appendix H that summarizes comments received in writing or that were a part of the “open forum” discussion at the April 2009 community meeting. Appendix H lists where various changes to the *Revised* Public Review Draft are located in this document.

On June 10, 2009, HCD provided additional oral feedback on Oakland’s administrative draft Housing Element. Resulting changes to the draft are summarized as follows:

- Assumptions for Estimating Housing Potentials – Chapter 4: Added language indicating that even using conservative estimates for housing production, the City is more than capable of meeting its unmet housing need due to surplus capacity.
- Characteristics of Housing Opportunity Sites – Existing Uses – Chapter 4: included language clarifying that although thirty opportunity sites would require parcel assembly, even if these sites were removed from the analysis, Oakland would still have enough housing development capacity to meet its unmet housing need.
- Characteristics of Housing Opportunity Sites – Feasibility of Developing Housing on Commercially Zoned Property – Chapter 4: added a breakdown of the amount of residentially and commercially zoned opportunity sites, as well as a qualitative analysis of the distribution of recently completed strictly commercial and civic projects that describes the realistic capacity for residential development on commercial corridors.

- Characteristics of Housing Opportunity Sites – Environmental Constraints – Chapter 4: added a summary of the City’s brownsfields programs.
- Planning staff is in the process of clarifying and publicizing its “Reasonable Accommodations” policy.

2. Responses to Public comments (not already covered in HCD Comments section above)

- Public Participation -- outreach to insure participation of all segments of the community: In Chapter 1, the City of Oakland’s work on the *Housing Element* summarizes the ongoing housing programs conducted by the Housing and Community Development (HCD) Department (with a staff of approximately 50 people working on various development, rehab, service, and lending capacities). Specific actions to be taken by the City are outlined in existing policy adopted by the City Council. Housing policies that have not been adopted but debated extensively to date have been detailed and listed in Chapter 1. This includes more detail on City outreach to the Oakland community for their participation in the public hearings and commissions. All public hearings and commissions identified have complied with Brown Act requirements for public noticing and public participation requirements.
- Reasonable Accommodation – Chapter 6: added section on “Procedures for Ensuring Reasonable Accommodations.”
- Land Inventory -- Indication of parcels with densities larger than Mullin Densities to accommodate ELI units: added language to Chapter 4 to the section titled, “Additional Capacity on Opportunity Sites” indicating that most opportunity sites are zoned at greater than 30 units per acre and could therefore, provide a density that should allow the development of extremely low-income housing, if the public sector subsidies are available.
- Availability of opportunity sites -- Revised Table C-9 to include the existing land use of all parcels and also removed sites shown to have single-family housing. Also change the word “uncommitted” to “available” in first sentence of first paragraph.
- Removal of Constraints for Persons with Disabilities: addressed in HCD section above.
- 300 foot location requirement for assisted housing is currently a Conditional Use Permit finding in Section 17.102.212 (B) of the Planning Code, not a variance (Chapter 6).
- Parking requirements -- In Appendix H added text: “See page 2-3 and policy 3.2.3 Flexible Parking Standards.”
- Policy 2.4 missing action items on Inclusionary Zoning, Condominium Conversion, changes to other existing City Housing programs, Increasing the percent of Redevelopment Funds Set Aside for Affordable Development—In Appendix H staff comments that all of these policy proposals have been detailed in the Housing Element document. City Staff strategy with the Housing Element is to list current and proposed policies and noted that the City Council has not yet fully debated or acted on all new housing policy recommendations currently being debated.
- Policy 2. 10 on the PATH Strategy for Homelessness Policy -- City Staff addresses this comment in Appendix H.

- Reasonable Accommodation -- addressed in HCD section above.
- Implementation of SB 2 -- addressed in HCD section above.
- Fair Housing and Preferences for Oakland Residents and Workers— City Staff addresses this comment in Appendix H.
- Disposition of OHA Housing and One for One Replacement of Housing—Text has been added in the *Housing Element* Action 5.7.2 to address this concern.
- Changed Table 7-1 Action 1.1.5 to say: that the City, within a year of *Housing Element* adoption, would adopt Planning Code amendments that identify zones where Emergency Shelters would be allowed to build without a Conditional Use Permit.
- Changed Table 7-1 Action 2.3.1 to say: that the City, within a year of *Housing Element* adoption, would adopt Planning Code amendments that update the density bonus provisions.
- After the EIR scoping session of the Landmarks and Preservation Advisory Board, on October 19, 2009, staff refined the list of Housing Opportunity Sites (see Table C-9), to confirm that there were no sites that had historic resources. Further, staff added Table C-9a, showing Opportunity sites that were either in the Local Register, or in Historic Preservation Districts.

3. Planning Commission comments:

June 3, 2009 hearing

The Planning Commission unanimously voted after the June 3, 2009 public hearing to forward the *Housing Element* to the City Council, pending CEQA review. A brief summary of the Commission's comments, and Staff response follows.

- One commissioner asked if the *Housing Element* could include innovations that would reduce the cost of building affordable housing, such as changing parking requirements in the Planning Code, or creating more “public-private partnerships.” This commissioner also wanted Goal 7, “Promote Sustainable Development and Sustainable Communities,” to have more “teeth” and for the Staff to have increased its public outreach efforts while preparing the *Housing Element*. Staff explained that changes to the parking regulations would come at a later point of the Citywide Zoning Update, and that the Oakland Redevelopment Agency **does** use “public-private partnerships” to build affordable housing. Further, since the June 3, 2009 hearing, the City has introduced a draft Energy and Climate Action Plan which commits the City to numeric targets of greenhouse gas reductions (beyond the goals in the *Housing Element*.) Outreach efforts performed by Staff during the *Housing Element* preparation are explained earlier in this Appendix H.
- Several commissioners inquired about inclusionary zoning as a means to create more affordable housing in Oakland. Staff explained that without a clear direction from the City Council which has debated this issue (and the Mayor, who convened a “Blue Ribbon Housing Commission” in 2007), that the *Housing Element* could only commit to Policy 2.4, “Comprehensive Housing Policy”, as currently written.
- One commissioner expressed his strong interest in seeing a Community Land Trust in Oakland, utilizing Redevelopment Agency funds to buy up foreclosed homes, and making

them available to low-income residents. Since the June 2009 hearing, the City has supported creation of the Oakland Community Land Trust, which is buying and rehabilitating foreclosed homes.

In response to Commissioner and public comment at this hearing, the *Housing Element* was changed in these sections:

- Clarifications on Senate Bill 2 in Chapter 6
- Removing constraints to building housing for those with disabilities in Chapter 6
- Oakland amendments to the California Building Codes, in Appendix E.

September 15, 2010 Draft EIR hearing

At the September 15, 2010 public hearing to consider comments on the Draft EIR to the *Housing Element*, several commissioners raised concerns about the percentages of affordable housing in the RHNA, specifically, if Oakland was able to build enough housing for residents with the lowest incomes. Commissioners were also interested in the housing built in Oakland having Green Building techniques to save resources and energy.

An explanation of the differences in the percentages of the “affordable” housing required by the RHNA in the 1999-2006 *Housing Element* and the proposed 2007-2014 *Housing Element* was requested by a commissioner. This question has been raised in prior public hearings and workshops, and is explained in the *Housing Element* (page 173):

A major change in the 2007-2014 RHNA for the Bay Area is that for the first time the methodology provides a significant adjustment to comply with State mandate to take into consideration existing concentrations of very low- and low-income populations. As a result, jurisdictions with high concentrations of very low- and low-income populations (relative to the regional average proportions) were assigned lower percentages of very low- and low-income need than the regional average, while jurisdictions with low concentrations were assigned higher percentages than the regional average. The result for Oakland was a significant reduction in the percentage of units assigned to the very low- and low-income categories.

Green Building techniques to save electricity, water and other resources during the creation of new residential construction are now part of Oakland’s Municipal Code, as adopted by the City Council on October 19, 2010. The provisions, which are voluntary through the end of 2010, will become mandatory for many types of residential development in 2011.

4. Staff Initiated Changes

- Re-ordered and clarified sections of Chapter 4.
- Revised Appendix H (Summary and Responses to Public Comments) to explain what type of notice and outreach was done (or will be done) for City Planning Commission, City Community and Economic Development Committee and City Council meetings. Staff added detail about public outreach to Appendix H.

- Revised Appendix F (General Plan Consistency) to include an actual discussion of why the *Housing Element* is consistent with the other General Plan Elements. Staff added detail about the *Housing Element* / General Plan consistency to Appendix F.
- Revised Appendix H to reflect Staff responses to Planning Commission comments from the June 3, 2009, and September 15, 2010 public hearings.

APPENDIX I: CHANGES MADE SINCE JUNE 3, 2009 DRAFT *HOUSING ELEMENT*

This Appendix details some of the text changes made since publication of the June 3, 2009 Draft Housing Element.

Chapter and page references to this November 2010 version of the Housing Element are in bold, followed in certain instances by the redline version showing text changes which have already been incorporated into the November Housing Element.

Global Change

- Opportunity Sites: refinements to the list and count of opportunity sites revised the range of possible housing units to 8,672-10,759. These figures have been changed throughout the Element.
- “persons with a disability” was substituted for “disabled” throughout.

Chapter 3 Existing Conditions/ Opportunities

- **Chapter 3, page 113:** elaborated description of the foreclosure crisis.

Although overall there have been continued price increases for all neighborhoods in Oakland, this year’s progressively worsening financial crisis and resultant foreclosure crisis is impacting median home sales prices. There has been a significant collapse in home sales prices due to the flood of housing inventory, the tightening of the credit market, and the further decline of already struggling communities due to predatory lending practices and job loss. In an analysis obtained by the City of Oakland, the first quarter of 2008 had the lowest home sales volume since 2000. By 2009 the homes sales volume increased dramatically but not resulting in an increase in median sales prices.⁴¹ According to DataQuick, as of July 2008, median sales prices by zip code area ranged from \$175,000 to \$826,500. All but one zip code (94618) has experienced a dramatic decrease in median home sales prices in the last 1-2 years.

- **Chapter 3, page 130:** updated the number of subsidized senior units.

Chapter 4 Site Inventory

- *Throughout Chapter 4:* clarified the description of “Group 2 Approved”, “Group 3 Planned” and “Group 4 Opportunity Sites” to standardize write up of site inventory categories. Also reorganized chapter structure without deleting any sections, and updated tables.
- **Chapter 4, page 173:** included a write-up of the assignment of projected housing need for low- and extremely-low income categories.

Additionally, the law requires that the RHNA not only provide guidance on the number of total units produced by a jurisdiction, but specifically allocations for affordable housing. The allocations are

⁴¹ City of Oakland Home Sales History (1/1/2000 to 3/31/2010), HdL Coren & Cone; Data Source: Alameda County DataQuick Property Data

broken out by very low-, low-, moderate- and above moderate-income populations. A major change in the 2007-2014 RHNA for the Bay Area is that for the first time the methodology provides a significant adjustment to comply with State mandate to take into consideration existing concentrations of very low- and low-income populations. As a result, jurisdictions with high concentrations of very low- and low-income populations (relative to the regional average proportions) were assigned lower percentages of very low- and low-income need than the regional average, while jurisdictions with low concentrations were assigned higher percentages than the regional average. The result for Oakland was a significant reduction in the percentage of units assigned to the very low- and low-income categories.

- **Chapter 4, page 200:** under the “Characteristics of Housing Opportunity Sites”, provided an explanation of the feasibility of parcel aggregation for assembling sites to provide housing (per State HCD direction).

Based on these recent development trends, it is reasonable to assume that parcel aggregation will continue to be a prevalent practice. If for some reason parcel aggregation was not possible, the elimination of these thirty sites would not prevent the City from providing adequate sites. City staff analyzed these sites and determined that removing them from consideration would result in a decrease of between 2,257 to 2,918 housing units, which would still leave more opportunity sites than necessary to accommodate the City’s RHNA requirement.

- **Chapter 4, page 201:** under “Feasibility of Developing Housing on Commercially Zoned Property”, included the breakdown of opportunity sites zoned for residential and commercial uses. Also, provided an account of the recent development trends to construct mixed-use projects (per State HCD direction).

Feasibility of Developing Housing on Commercially Zoned Property. Opportunity sites identified in table C-9 are located in both residentially and commercially zoned areas. Only 60 out of 186 opportunity sites are zoned exclusively for high density residential uses. The majority of opportunity sites identified in this Housing Element are located along the City’s major commercial corridors. However, few projects developed on the commercial corridors are exclusively commercial or civic uses. A more common practice is ground floor commercial space with housing above; the analysis of capacity for the opportunity sites assumed a similar pattern of mixed use development. The City’s General Plan, zoning and development guidelines all encourage such mixed use along the commercial corridors. Past development trends, pipeline projects and City policies lend support for developing housing along the City’s commercially zoned corridors. Over one third of the housing projects completed, under construction and approved as of August 1, 2008, (1,964 units) are located on major corridors with commercial zoning designations. An additional 1,191 units are in the pipeline for commercially zoned corridors. The Oakland General Plan commercial corridor policies encourage multi family housing along the City’s major corridors to link retail nodes. Moreover, Oakland’s zoning regulations permit residential uses, typically above 30 units/acre, along most commercially designated corridors. This density can accommodate affordable housing. Housing projects located on commercial corridors maximize residents’ access to services including retail opportunities, transportation alternatives and civic activities, while reducing the need for automobiles, thus increasing the sustainability of such development. Illustrations of this trend are plans for the Broadway-Valdez Area Specific Plan slated for the upper Broadway corridor (see below). Planners are seeking to encourage residential development as a part of the overall specific plan area. Retail “strip” developments along major commercial corridors are not typical in Oakland. More common are retail “nodes” with residential interspersed between them.

- **Chapter 4, Page 202:** Updated description of ABAG’s priority development areas.

Priority Development Areas. ABAG is working with local jurisdictions to identify ways to encourage future growth near transit and in existing communities. Priority Development Areas (PDAs) were identified in each jurisdiction as having infill development opportunities within existing communities easily accessible to transit, jobs, shopping and services. Initially, the majority of the City of Oakland was designated as “potential” PDAs where additional planning was needed. Subsequently, six areas were designated as “planned” PDAs, and three more areas are in the planning process. Planned PDAs are intended to designate growth areas eligible for funding for infrastructure, transportation and housing funding necessary to support development in those areas. ~~likewise,~~ Most of the opportunity sites fall within the City of Oakland’s PDAs. Therefore, Oakland has positioned itself through the identification of opportunity sites within PDAs to accommodate future growth in a sustainable manner that achieves regional objectives of enhancing existing neighborhoods, reducing congestion and protecting natural resources.

- **Chapter 4, Page 202:** under “Environmental Constraints”, provided a discussion of the City’s programs to foster development of brownfields sites (per State HCD direction).

In addition, several innovative programs are in place to encourage and foster development of brownfields. For example, the Cal ReUSE Loan Program was used for clean up related to the Macarthur Transit Village residential project. The City also operates the Oakland Brownfields Revolving Loan Fund with funds provided by the U.S. Environmental Protection Agency for the cleanup of brownfields sites. Through the Urban Land Redevelopment Program, the City provides a well-defined process for addressing contamination at development sites.

Chapter 6 Analysis of Constraints to Housing

- **Chapter 6, page 216:** added Scenic Highways Element to list of GP elements, and amendment dates
- **Chapter 6, page 218:** added language describing the process to review emergency shelter, residential care, transitional housing or service-enriched permanent housing. Included language about SB 2 and how the City will meet the bill’s requirements.

Alternative Housing

There are no zoning districts where emergency shelter, residential care, transitional housing or service-enriched permanent housing is outright permitted, and the conditional use permit process could theoretically be considered a potential constraint to siting alternative types of housing and shelter to meet special needs. The conditional use permit process (in O.M.C. 17.102.212) is intended to provide a relatively expeditious processing of conditional use requests, from several weeks to six months, depending on the type of conditional use and the zone in which it is located. Conditions are applied to ensure consistency of the use and compliance with development standards for the applicable zone. However, where there is significant neighborhood opposition, the conditional use permit process can be used to stop a proposed development

~~Permitting or~~ Conditionally permitting alternative housing in all high density residential zones, and most commercial zones, further increases housing opportunities and the feasibility of accommodating affordable housing in Oakland. Historically, the conditional use permit process and conditions imposed have not created significant constraints to locating residential uses for special need groups in residential or commercial zones; rather it is the absence of a dependable source of funds for the social services agencies who provide the services in these housing developments which constrains the housing from being built.

California Senate Bill 2 (SB 2) required cities permit Emergency Shelter outright, in at least one zoning district, and also remove findings or other regulations which limit the siting of transitional and service-enriched permanent housing. To bring the Planning Code into conformance with SB 2, the City will bring a planning code amendment and a zoning map change proposal to the Oakland Planning Commission within one year of Housing Element adoption (see Actions 1.1.5, 3.1.2 and 3.1.3 in Chapter 7).

- **Chapter 6, Page 214:** updating the Oakland Green Building Ordinance description.

Promoting Green Building and Energy Efficient Building Standards and Practices

In October, 2010, Oakland passed a Green Building Ordinance (resolution number 13040), which requires private construction in the City, after certain thresholds are met, to use checklists and best practices for conserving energy and resources. These regulations enhance a 2005 ordinance which required that any City building project or public works project follow Green Building requirements as codified in Chapter 15.35 of the Oakland Municipal Code. ~~City staff continues to refine and strengthen this ordinance.~~ For a number of years, the City used Green Building Guidelines (resolution number 79871, May 2, 2006), to encourage private and commercial residential developers ~~in the City of Oakland~~ to use green building and landscape design and construction whenever feasible. Additionally, the City's Housing and Community Development department's annual Notice of Funding Availability for affordable housing development requires that developers achieve a minimum of 50 points on Build It Green's GreenPoint Checklist.

- **Chapter 6, Page 228:** added a paragraph explaining how the overconcentration requirement which includes a 300 foot separation requirement could be considered a minor constraint to housing for persons with disabilities.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

Another example is the restriction on overconcentration in the Planning Code (section 17.102.212), which requires a 300 foot separation between any of four facilities types which can be used to house people with disabilities—"residential care," "service-enriched permanent housing," "transitional housing," and "emergency shelter." This overconcentration restriction is similar to restrictions found in state law, moreover, the City does not consider this ~~separation requirement~~ overconcentration restriction to be a constraint to housing for people with the disabilities led-population, and relies on the Mayor's Commission on Persons with Disabilities (see above) to make proposals to amend any section of the Planning Code which could be a constraint for housing that population. In addition, The City of Oakland did an analysis of impacts of this ordinance on these type of housing developments. Three known non-profit developers and Alameda County Housing staff were contacted to understand any impacts this legislation had on their work in providing this type of housing. There were two instances in the last five years where this ordinance has been a minor constraint to development. In both cases reasonable solutions were reached by planning staff working with the developers that ultimately allowed the developments to proceed. Data is too incomplete for staff to determine the number of "for-profit" applications made for alternative housing, to assess whether the 300 foot overconcentration rule formed a constraint; however, the City's zoning administrator did not recall any instances in the last few years where a for-profit developer was prevented from locating a residence, due to the City's 300 foot rule. City staff believes that there are enough sites with adequate zoning in Oakland such that this finding is not a constraint to reputable providers of this type of housing.

As noted previously, to comply with the provisions of SB 2, the City will bring a planning code amendment and a zoning map change proposal to the Oakland Planning Commission within one year of Housing Element adoption (see Actions 1.1.5, 3.1.2 and 3.1.3 in Chapter 7).

- **Chapter 6, Page 229:** added language indicating how the City will clarify the reasonable accommodations procedure (per State HCD direction).

Procedures for Ensuring Reasonable Accommodations

The City ensures that reasonable accommodations are made for persons with disabilities, through several means:

- Persons with disabilities can request special accommodation for exceptions to the Planning Code, or they can apply for variances to the Planning Code. The City does not have an reasonable accommodations ordinance, but rather, an informal procedure used by Planning and Buildings division staff. The City will establish written guidelines for the public, which clarify the informal procedure currently used by the City, to be followed by an ordinance which amends the Planning Code, to be adopted no later than one year after the Housing Element's adoption (see Action Item 6.2.2).
- Information is available through the City's website, and through the MCPD, regarding programs and procedures that can assist persons with disabilities access city services, and, if need be, reasonable accommodation for exceptions to the Planning and Building codes.

Chapter 7 Goals, Policies and Actions

- **Chapter 7, page 247:** deleted "Action 1.1.4 Strengthen Notice of Funding Availability (NOFA) Planning Requirements" because the items listed as part of the action are already part of the NOFA process.

Action 1.1.4 — Strengthen Notice of Funding Availability (NOFA) Planning Requirements

~~The NOFA process will be modified to add language that gives priority to projects leveraging other funds. Once City Council approves funding, a planner will be assigned to guide the project through the entitlement process. The project planner will coordinate a meeting with the developer/applicant and staff from the Planning, Housing and Building Departments to discuss project timelines and submittal requirements. Affordable housing projects will get a 10-day completeness review instead of the typical 30-day review.~~

- **Chapter 7, page 249:** added language to "Action 1.2.3 Land Inventory (Opportunity Sites)"

Action 1.2.3 Land Inventory (Opportunity Sites)

Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's web site after the City Council adopts the Housing Element.

- **Chapter 7, page 257:** deleted Action 2.10.8 Increase the Production of Affordable Housing Inventory for Very Low Income Populations in Oakland" because it is duplicative of Action 2.10.5.

Action 2.10.8 Increase the production of affordable housing inventory for very low income populations in Oakland

The City will partner with public and private developers with a goal of adding to the existing housing stock for Very Low Income Oakland residents (below 30% AMI of Oakland).

- **Chapter 7, page 258:** under “Action 3.1.2: Special Needs Housing” and “Action 3.1.3: Discretionary Permits” included language specifying that the changes to meet requirements of SB 2 would be completed within one year of Housing Element adoption.

Action 3.1.2: Special Needs Housing

Continue to allow special needs housing and shelter by conditional use permit in specified residential and commercial zones. The City intends to process amendments to the Planning Code to comply with the provisions of SB 2 within a year of adoption of the Housing Element.

Action 3.1.3: Discretionary Permits

Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City. The City is intends to process amendments to the Planning Code to comply with the provisions of SB 2 (specifically the provision to review transitional or other supportive housing in the same manner as multi-family housing), within a year of adoption of the Housing Element.

- **Chapter 7, Page 265:** added “Action 6.2.2 Reasonable Accommodations Procedure” and indicated that the City will prepare guidelines to address the way that reasonable accommodations are made for persons with disabilities.

Policy 6.2 REASONABLE ACCOMMODATIONS

Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services

Action 6.2.2 City will develop written guidelines, clarifying and publicizing the existing administrative procedures for granting reasonable accommodation for all planning permits; to be followed by an ordinance amending the Planning Code, codifying these procedures, no later than one year after adoption of the Housing Element.

Appendix A: Housing Condition Survey Methodology

- **Appendix A, page 293:** Housing conditions survey language explained.

~~The City will conduct a housing conditions survey. The following methodology was used for the housing condition survey in the previous Housing Element. The City is relying on the results of this survey for the 2007 – 2014 Housing Element as representative of the current condition of the housing stock in Oakland.~~ The City conducted a sample survey of exterior housing conditions in March 2002. The sample was drawn by census tract to include a representation of neighborhoods by housing type, age, income level, and tenure. The survey was conducted as an exterior assessment of housing conditions (“windshield survey”) according to a rating process and methodology similar to that

recommended by the California Department of Housing and Community Development for the selection of target areas for housing rehabilitation programs. To reduce the potential for sampling bias, the surveyors followed a random driving path in each of the neighborhoods included in the survey.

Appendix C: Detailed Site Inventory

- **Appendix C, page 311:** Explained addition of new table, C-9a

Second, the potential number of housing units is identified based on average densities for comparable recent developments (such as those for projects on sites in Group 1 and Group 2) or on applicable plans and concepts for development (such as the BART transit village plans). The potential number of units includes a lower and a higher estimate. Table C-9 identifies the density assumptions and the estimated number of housing units under those assumptions. The densities based on recent development are average densities for different areas of Oakland and are not densities selected based on site-by-site analysis. Table C-10 identifies densities for new housing projects in downtown Oakland. The density assumptions for estimating housing potentials on the opportunity sites were based on analysis of those comparables. Table C-9 includes, for identified affordable housing sites and other selected sites, potential housing units directly input from applicable plans and identified development concepts, and were not calculated from density assumptions. In rare cases, housing opportunity sites in Table C-9 are located in historic preservation districts, or have structures on them with a rating in the Oakland Cultural Heritage Survey; Table C-9a lists these properties.

- **Appendix C, pages 345-367:** revised Table C-9 Opportunity Sites, with new ID numbers, removing sites with historic rated properties (included in error); known duplicates, and in one case, a site from the 1999-2006 Housing Element which does not meet current methodology (the Salvation Army, on 7th Street.)
- **Appendix C, Page 368:** added Table C-9a Housing Opportunity Sites on the Local Register of Historic Resources or in preservation districts to indicate the opportunity sites within such designations.

Appendix D: Housing Program Directory

- **Appendix D, page 283:** clarified information about First Time Home Buyers Mortgage Assistance Program (9).

Appendix E: Housing Constraints

Appendix E, page 405: added a section summarizing local significant amendments to the California Building Code (per State HCD direction).

Oakland Amendments to California Codes

Chapter 15.04 of the Oakland Municipal Code provides for local amendments to the California Building, Electrical, Mechanical and Plumbing codes. Significant amendments to these codes include the following:

1. Amendments to the C.B.C. which change administrative procedures, such as:

15.04.130 O.M.C.: In Section 105.7 of Appendix Chapter 1 of the California Building Code, replace the sentence in its entirety with the following: "In addition to the building permit and the Inspection

Record Card, it shall be the duty of the person requesting any inspections to have available, at the time of inspection, the following information (as applicable):

1. The approved plans and specifications, including copies of approvals of any changes.
 2. Copies of all previous Correction Notices.
 3. Land use approvals (variances, Conditional Use Permits, Design Review, etc.).
 4. Other permits as may be required by the scope of work (excavation, encroachment, sidewalk, sewer, grading, etc.).
 5. Any other documents as may be necessary for the performance of the inspection (Special Inspection Reports, equipment and appliance installation instructions, payment of accrued fees, etc.)."
2. Amendments to the C.B.C. which codify rules specific to Oakland building types, such as:

15.04.696 O.M.C.: "Add the following new Chapter 3B for Joint Living and Work Quarters:

USE AND OCCUPANCY Requirements for Joint Living and Work Quarters: The purpose of this division is to provide alternative building standards and minimum standards of safety for commercially/industrially-oriented and residentially-oriented Joint Living and Work Quarters (JLWQ) purposes pursuant to California State Health and Safety Code Section 17958.11...

Section 3B.1.3 Applicability of City Planning and other Criteria for Joint Living and Work Quarters. As provided in California Health and Safety Code Section 17958.11 and the Oakland Planning Code, the residential occupancy of joint living and work quarters is an accessory use to its primary use as a place of work. Accordingly, the provisions of this division shall apply only to buildings or portions of buildings that meet the following criteria:

1. The minimum floor area of an individual JLWQ shall be 660 square feet.
2. A minimum of 67% of the floor area of an individual JLWQ shall be designated as work area and the remainder shall be designated as residential area pursuant to paragraph 3 below. Up to 25% of the designated work area may be used for dual purposes such as telephoning, drawing, accounting, reading, planning, development of work projects, and sanitary facilities.
3. The areas of an individual JLWQ used for living, sleeping, eating, and cooking (habitable space) shall be designated as residential area. The residential area shall be secondary to the work area and shall not exceed 33% of the floor area of the individual JLWQ.
4. In an individual JLWQ, a designated residential area of up to 300 square feet may provide residence for no more than two persons. An additional resident can be accommodated for each additional 150 square feet of designated residential area. No individual JLWQ shall accommodate more than 10 persons regardless of the size of the designated residential area.

3. Amendments to the California Electrical Code, Mechanical Code, and Plumbing Code, which are specific to the particular trade, such as:

15.04.905 O.M.C. "In Section 505.5 of the California Plumbing Code, add the following sentence at the end of the paragraph:

"When approved by the Building Official to discharge into a sanitary sewer system, water temperature shall not exceed 160° F."

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A full list of amendments to the codes is available in section 15.04 of the Oakland Municipal Code. at the website found at www.municode.com/resources/ClientCode_List.asp?cn=Oakland&sid=5&cid=3637

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