

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Oakland																		
Reporting Period	1/1/2017	12/31/2017																	

Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.

Program Description	Name of Program	Action	Timeframe	Status of Program Implementation
---------------------	-----------------	--------	-----------	----------------------------------

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

Policy 1.1: Priority Development Areas - Housing Program	1.1.1 Site Identification	Keep updated inventory on the City's website, 2016-2023		Priority Development Area site Inventories were not updated or changed in 2017. An update to the site inventories will likely be added to the Strategic Planning Division's workplan for 2019.
	1.1.2 Expedited Review		Ongoing, 2015-23	During 2017, Senior Planners in the Bureau of Planning continue to process planning entitlement applications for larger developments in Downtown Oakland.
	1.1.3 Streamline Environmental Review		Ongoing, 2015-23	No new action for 2017. On October 17, 2016, the City of Oakland updated its California Environmental Quality Act (CEQA) Thresholds of Significance Guidelines related to transportation impacts in order to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.
	1.1.4 International Blvd Community Revitalization Without Displacement Incentive		Policy development starting 2014-15	"Oakland Sustainable Neighborhood Initiative (OSNI) completed it's third and final year with the State Department of Conservation Grant for promoting socioeconomic equity on the International Blvd Corridor. Along with OSNI collaborative partners and Community Planning Leaders the group decided to continue with monthly coordinating meetings through 2018 to maintain and continue to engage stakeholders to collaborate on projects, outreach, small business sustainability; -Established a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all; -Implemented the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of long-term small businesses; -Work with partners in coordinating and developing an East Oakland Market Study; -Continue to work with partners to increase development of affordable housing; -Maintain the Catalyst Project Sites for readiness and support in bringing them to fruition; - Continue to work with and support the development of an East Oakland Black Cultural Zone;" OSNI has successfully completed the goals as stated in the City's grant with the State.
	1.1.5 Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA		2015-2020	In July 2015, the city began the process of developing a Specific Plan for Downtown Oakland (which includes the entire Downtown and Jack London Square PDA). As part of the Downtown Plan, micro-units are being considered in Downtown areas where they are currently prohibited. The plan is expected to be complete by summer, 2020.
Policy 1.2 Availability of Land	1.2.1 Land Inventory (Opportunity Sites)	Post to City's website within 90 days of adoption and final certification (by Cal HCD) of Housing Element (see also Table C-6)		In 2017, the City's Land Inventory continues to be posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf .
Policy 1.3 Appropriate Locations and Densities for Housing	1.3.1 Broadway Valdez Specific Plan (BVSP)		Ongoing, 2015-23	As of December, 2017, there are a total of 2,991 housing units in various stages of completion within the Broadway Valdez District Specific Plan. Built = 268 housing units; Under Construction = 1,635 housing units; Building Permit Filed = 703 housing units; Approved, but no building permits = 294 housing units; Applied for, but not approved = 91 units. The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: www.oaklandnet.com/specificplans
	1.3.2 Lake Merritt Station Area Plan (LMSAP)		Ongoing, 2015-23	In 2017, the City continues to post updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map for LMSAP" at: http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/s/Plans/index.htm

Program Description							Housing Programs Progress Report - Government Code Section 65583.				
Name of Program							Action	Timeframe	Status of Program Implementation		
							1.3.3 West Oakland Specific Plan (WOSP)	Ongoing, 2015-23	<p>As of 2017, there were 3 projects issued construction permits in the West Oakland Specific Plan area: 3250 Hollis (124 units), Stationhouse South (47 condos), and 2850 Hannah (90 units). By the end of 2017, 10 major projects were approved with Planning permits, representing 1,070 units of housing entitled to move forward for building permits. Of these entitlements, 110 units are affordable. There are, as of 2017, four projects with approximately 1,400 units under Planning permit review.</p> <p>On May 2, 2017, the City Council adopted legislation (13434 C.M.S.) to amend the Oakland Planning Code, to facilitate the construction of needed housing units, especially what is sometimes called "missing middle" housing. In addition, amendments were adopted to the Zoning and Height Area Maps in West Oakland to encourage more retail and other neighborhood-serving ground floor uses along Mandela Parkway, 8th, and 5th Streets; support the further rejuvenation of 7th Street; attract more industrial development to the 3rd Street corridor and away from residential neighborhoods; and facilitate the construction of much needed affordable and senior housing.</p>		
							1.3.4 Coliseum Area Specific Plan (CASP)	Ongoing, 2015-23	<p>The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Coliseum Area Project Status Map" at: http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/s/Plans/index.htm</p>		
							1.3.5 Central Estuary Area Plan (CEAP)	Ongoing, 2015-23	<p>The City's interactive major projects map (and associated major projects list) also catalogues developments over 50 units and/or 200,000 sq. ft. or greater of commercial space that includes projects in the Central Estuary area. The interactive map is available at: http://arcg.is/2oajDXy</p> <p>A new multi-family market rate development at 2985 Ford Street was approved for 53 condominium units, and 10 live/work commercial units. In 2017, demolition of existing structures was final, but no building permit to construct the new units had been pulled.</p>		
							1.3.6 Promote new housing opportunities in the Estuary Area	Ongoing, 2015-23	<p>In 2017, progress continues towards the development of 465 units of affordable housing targeting households between 30-60% of AMI in the Brooklyn Basin development, which will include 3100 units overall, as well as commercial, parks and open space. The Planning Commission approved a Final Development for 211 affordable units on Parcel F.</p> <p>In 2016, staff worked with the affordable housing developer (MidPen Housing Corp) and Community Benefits Coalition to secure \$40 million in funding for the vertical construction of the project and associated City staff administration costs. Mid Pen was also awarded a \$360,000 predevelopment loan for development of the first two phases of affordable housing on Parcel F at the development.</p> <p>Negotiations are also in progress to swap ownership of City-owned Parcel G for market rate developer owned Parcel A, which will improve the feasibility of development of the second parcel.</p> <p>Parcel B is 241 units of market rate housing; it was entitled in 2016, and applied for a building permit in 2016. Parcel C was fully entitled in 2017, and includes 241 units of market rate housing, as well.</p>		
Policy 1.4 Secondary Units							1.4.1 Secondary Unit -Parking Solutions	2014-2017	<p>In May, 2017, following an initial revision in 2016, the City of Oakland adopted revised Secondary Unit regulations, to further reduce the regulatory barriers to the development of Secondary Units, including eliminating parking requirements in areas where public transit is accessible. As shown in Table A3, 117 building permits for secondary units were issued in 2017.</p>		
							1.4.2 Secondary Unit -Setback Solutions	2014-2017	<p>In May 2017, following an initial revision in 2016, the City of Oakland adopted revised Secondary Unit regulations, to further reduce the regulatory barriers to the development of Secondary Units, including reducing setback requirements for Secondary Units. The reduced setbacks follow State law. As shown in Table A3, 117 building permits for secondary units were issued in 2017.</p>		
Policy 1.5 Manufactured Housing							1.5.1 Factory Built Housing	Ongoing, 2015-23	<p>In 2017, the City continues to permit manufactured housing designed to meet California Building Code, in single family residential districts.</p>		
Policy 1.6 Adaptive Reuse							1.6.1 Live/Work Conversions	Ongoing, 2015-23	<p>In 2017, the City continues to permit live/work conversions.</p>		
Policy 1.7 Regional Housing Needs							1.7.1 Accommodate 14,765 New Housing Units	Ongoing, 2015-23	<p>In addition to housing developments which are under construction, approved, or in pre-approval, the Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation for Oakland. See Table B for details on building starts in calendar year 2017.</p>		

Program Description							Housing Programs Progress Report - Government Code Section 65583.				
Name of Program							Action	Timeframe	Status of Program Implementation		
Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households											
Policy 2.1 Affordable Housing Development Programs								Ongoing, 2015-23	One new affordable housing rental developments began construction in calendar year 2017: Redwood Hill Townhomes (28 units). One affordable housing rental development construction was completed in calendar year 2017: 94th & International (59 units). One rehabilitation project was completed in calendar year 2017: Hismen Hin-Nu Garvey -scattered sites (92 Units).		
							2.1.2 Housing Predevelopment Loan and Grant Program	Ongoing, 2015-23	In calendar year 2017, the City of Oakland received three applications for predevelopment loans; all three loans were approved and drawn down on. No previously awarded predevelopment loan have been repaid.No previously awarded predevelopment loan have been repaid.		
							2.1.3 Utilize Public Housing Resources for New Development	Ongoing, 2015-23	No public housing resources were utilized for new development activities. See comments below for non-public housing development activities.		
Policy 2.2 Affordable Homeownership Opportunities							2.2.1 First Time Homebuyer Programs	Ongoing, 2015-23	In calendar year 2017 the City FTHB program assisted 29 households to purchase their first home. The homebuyers all received deferred payment Mortgage Assistance Program [MAP] loans. A total of \$1,835,388 of MAP funding was issued until program funds were fully reserved/exhausted in October 2017 at which time the CalHome Program was opened to provide funding for <80% buyers, no CalHome sales closed in 2017. Of the 29 households assisted with MAP, one household purchased an affordable housing unit in the project "Pacific Renaissance Plaza BMR Condos" and the other 28 purchased market rate homes.		
							2.2.2 Scattered-Site Single Family Acquisition and Rehabilitation Program	Program implementation beginning 2014-15	See policy 2.2.4.		
							2.2.3 Foreclosure Mitigation Pilot Loan Program	Program implementation beginning 2014-15	In 2017, the City did not fund foreclosure mitigation services, however Housing and Economic Rights Advocates still provide free legal services to low- and moderate-income homeowners, borrowers, and homebuyers to support sustainable homeownership and housing stability. HERA also held multiple workshops throughout Oakland related to sustainable homeownership, credit/debt repair and restoration, and home preservation for seniors despite lack of funding. HERA is looking to the City to fund continued services for fiscal year 2017-2018		
							2.2.4 Community Buying Program	Program implementation beginning 2014-15	The Oakland Community Buying Program's Administrator, Hello Housing, has completed the purchase of the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.		
							2.2.5 Home Preservation Loan Program	Program implementation beginning 2014-15	In 2017, the Home Preservation Loan Fund, now administered by Housing and Economic Rights Advocates, was exhausted. Although HERA continues to help in their available capacity, they will be seeking funding sources for the 2017-2018 fiscal year.		
Policy 2.3 Density Bonus Program							2.3.1 Density Bonus Ordinance	Ongoing, 2015-23	In 2017, two developments using the Density Bonus were issued building permits for construction: <ul style="list-style-type: none"> • 5110 Telegraph Avenue was approved as a mixed-used Density Bonus project by the Planning Commission on 6/1/16. A building permit was issued in October, 2017. Seventeen (17) of the 204 units were approved as BMR units for very low income residents. • 1640 14th Street was issued a building permit in November, 2017. There are two density bonus units in a 26 unit building. The two density bonus units will be affordable to very low income families. 		
Policy 2.4 Permanently Affordable Homeownership							2.4.1 Community Land Trust Program	Ongoing support and expansion of Land Trust as funds are available	The City and Oakland Community Land Trust have sold the last remaining home acquired and rehabilitated as part of the initial pilot program funded under NSP-1. The City will explore other opportunities and continued partnership with the Oakland Community Land Trust.		
							2.4.2 Resale Controls	Ongoing, 2015-23	In calendar year 2017 the City's Affordable Housing Unit Program assisted 2 low to moderate income households to purchase their first home. One household purchased an affordable housing unit in the EBALDC project "Sausal Creek" and the second buyer purchased in the Habitat project "Oakland Renovation Homes". High land and construction costs have stalled the production of Affordable Units for Homeownership in recent years.		

Program Description							Housing Programs Progress Report - Government Code Section 65583.					
Name of Program							Action	Timeframe	Status of Program Implementation			
Policy 2.5 Seniors and Other Special Needs							2.5.1 Housing Development Program	Ongoing, 2015-23	In the new affordable housing rental developments that began construction in calendar year 2017, special needs units were included in the following housing developments: 94th & International had 14 housing units for those where were formerly homeless (out of 59 total units) and at Civic Center 14 TOD has 10 housing units for those where were formerly homeless (out of 40 total units).			
							2.5.2 Housing For Persons With HIV/AIDS	Ongoing, 2015-23	In fiscal year 16/17, the HOPWA (Housing Opportunities for Persons with AIDS) program provided housing assistance to more than 254 persons living with HIV/AIDS and their families utilizing the housing first model. 111 persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 458 households for HIV/AIDS housing and other services. 142 persons living with HIV/AIDS received supportive services. 13 new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 210 units, 106 in stewardship.			
							2.5.3 Accessible Units in New Federally-Assisted Housing	Ongoing, 2015-23	Of the 210 Federally-Assisted Housing units issued a building permit in 2017, a total of 27 units were ADA Accessible: 12 units (for mobility impaired) at Fruitvale Transit Village; 2 units (1 for mobility-impaired, 1 for vision/hearing impaired) at Estrella Vista; 4 units (2 for mobility impaired, 1 for vision/hearing impaired, and 1 for mobility & vision/hearing impaired) at Redwood Hill Homes; and 9 units (6 for mobility impaired, 3 for vision/hearing impaired) at Coliseum Connections.			
Policy 2.6 Large Families							2.6.1 Housing Development Program (3+ bedrooms)	Ongoing, 2015-23	Under construction in 2017, there are 54 units of affordable housing to accommodate large families: Fruitvale Transit Village with 28 three-bedroom units; Estrella Vista: 8 three-bedroom units and 2 four-bedroom units; Redwood Hill Homes: 16 three bedroom units. (There are no larger unit sizes in Coliseum Connections).			
Policy 2.7 Expand Local Funding Sources							2.7.1 Jobs/Housing Impact Fee	Ongoing, 2015-23	Data on the Jobs Housing Impact fee was reported in the Impact Fees Annual Report (the most recent available is from November, 2017): see page 5 at http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak067912.pdf . As of 6/30/17, \$303,360 had been paid for the Jobs / Housing Impact Fee; and \$2,999,774 was revenue assessed, but not due yet (due to the program's schedule for payments). This totals \$3,303,134.			
							2.7.2 Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing	Ongoing, 2015-2023	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. In November, 2017, staff brought the Annual Report to City Council. See this link for the report: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak067912.pdf			

Program Description							Housing Programs Progress Report - Government Code Section 65583.				
Name of Program							Action	Timeframe	Status of Program Implementation		
							2.7.3 Sale of City-Owned Property for Housing	Ongoing, 2015-23	<p>There are three types of City-owned property that could possibly be available for affordable housing development: 1) City surplus properties, 2) Properties owned by the former Redevelopment Agency, and 3) the City's Housing and Community Development Department site acquisition properties.</p> <p>All City-owned property is managed by the City's Economic and Workforce Development Department, Real Estate Division. The City owns approximately 1,250 parcels including parks, libraries, fire stations, etc. The Division continues to evaluate if any of these properties can be considered surplus and, if so, if they can be used for residential development. Under the Surplus Lands Act, when surplus property is sold, affordable housing development is given priority consideration. The Division has begun preparation of a strategic portfolio asset management plan to further surface any opportunities for development on City land.</p> <p>The City's Long Range Property Management Plan addresses the management and, in some cases, disposition of real properties previously owned by the Redevelopment Agency. This plan was approved in 2014 by the Oakland Oversight Board and the State of California Department of Finance. There are 25 properties or site assemblies for future development that are currently actively managed by the City's Economic and Workforce Development Department, Project Implementation Division. These properties fall roughly into 4 categories: (1) properties that currently have Disposition and Development Agreements (DDA) or Owner Participation Agreements (OPA) of which there are 3 properties; (2) properties that have an Exclusive Negotiating Agreement (ENA) or that are currently negotiating an ENA with designated and publicly-vetted developers of which there are 5 properties (with a 6th property that has some characteristics of both a DDA and ENA); (3) there are twelve properties that are slated for RFPs; and (4) there are four properties that were on the LRPMP that have already been developed and there are no plans for additional development of those sites.</p> <p>Additionally, during the dissolution of the Redevelopment Agency, ten properties owned by the RDA were transferred to the City's Housing and Community Development Department. Disposition or management of those properties are required to have annual reports posted on the City's website per California State law SB 341. Annual updates on those properties can be viewed at this website: http://www2.oaklandnet.com/Government/o/hcd/s/Data/DOWD008690#reports</p> <p>The City's Housing and Community Development Department manages properties under its site acquisition program that are listed in the Housing Element 2015-23 Table C-4. There is some overlap with this list and the SB 341 list (Wood St 7th &</p>		
							2.7.4 Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds")	Beginning in 2015 and ongoing, 2015-23	<p>The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis. Total funds set-aside will begin to be reported in 2018 once the City's FY 2016-17 has been fully reconciled.</p> <p>City staff is working on a standardized annual report on these funds with a goal of having it complete by the first public hearing at Planning Commission in Spring, 2018.</p>		
Policy 2.8: Rental Assistance							2.8.1 Expansion of Section 8 Vouchers	Ongoing, 2015-23	Section 8 will not be expand without additional funding from the Federal Government, which has not occurred; nor is any funding anticipated in the foreseeable future.		
							2.8.2 City of Oakland Rental Assistance Program	Ongoing as funds are available, 2015-23	The Oakland Tenant Rescue Fund was concluded in FY 2015-16 due to lack of funds. Currently (2017), the Housing Resource Center has established a partnership with Seasons of Sharing Financial Assistance program to help residents with delinquent rent and security deposits. In 2017, 88 Oakland renters, including seniors and families, were assisted.		
Policy 2.9: PATH Strategy for the Homeless							2.9.1 Provide outreach programs to those who are homeless or in danger of becoming homeless	Ongoing, 2015-23	The City of Oakland's Homeless Mobile Outreach Program is operated by the agency Operation Dignity (OD). OD serves homeless persons living in encampments, in individual sites or in groups, offers harm reduction services including food and survival supplies, outreach and resource referrals, and housing navigation (case management services). Outreach is an access point to the City's housing and service resources (shelter, transitional housing, rapid re-housing and supportive housing) for the unsheltered homeless to attain more stable living situations. In FY 16/17, OD handed out over 52,074 units of harm reduction which includes but is not limited to: blankets, hygiene kits, food, water, and coats (Does not reflect the total number of individuals they engaged; 'units of service' are supplies), 532 clients were entered into HMIS, and an estimated 1000 total unduplicated individuals were served.		

Program Description							Housing Programs Progress Report - Government Code Section 65583.			
Name of Program							Action	Timeframe	Status of Program Implementation	
							2.9.2 Support programs that help prevent renters from becoming homeless.	Ongoing, 2015-23	In FY 16/17 the City did not provide any specific homelessness prevention funding. However, 129 households were assisted in maintaining their housing with housing subsidies and services within the OPRI (Oakland PATH Rehousing Initiative) program. In addition the City of Oakland funds programs that help formerly homeless individuals maintain housing such as Lifelong Medical Care Services in the California and Harrison Hotels and services to formerly homeless families who housed through the Shelter plus Care Program.	
							2.9.3 Provide shelter programs to the homeless and special needs populations	Ongoing, 2015-23	<p>The City of Oakland funds a year round shelter called Crossroads that is operated by East Oakland Community Project. Crossroads is a low barrier emergency housing shelter that can serve up to 135 individuals, and 5 families of two or more per night which includes medical respite clients and accommodations for disabled persons. In FY 16/17, the City funded 59,925 year-round shelter bed nights and served 492 unduplicated homeless households, for a total of 527 unduplicated individuals. In FY 16/17 388 individuals engaged in supportive services including individualized case management, housing counseling, information and referral services group counseling, vocational and employment related services, and life skills classes including: men's group, women's group, employment workshop, housing clinic, parenting classes, children's music group, house meeting, walking club, healthy eating & nutrition, anger management and coping skills. In FY 16/17, 35% (134) of the residents leaving Crossroads shelter went into permanent housing and 1.5% (6) exited to transitional housing, In addition, 12% (50) of those who entered with no income exited with employment income.</p> <p>In December of 2017 the City opened its first temporary housing pilot using Tuff sheds. This pilot program provides a safe, sanitary, and secure interim (up to 6-months) housing opportunity for 40 unsheltered individuals who were previously encamped in the surrounding area. Residents live two to a Tuff shed and are able to choose who they live with, bring their pets and bring many more of their possessions than would be possible in a traditional homeless program setting. Homeless people from a geographic area adjacent to the site were invited into the site over a 4 week period and the surrounding encampments were closed. Services at the site include garbage pickup, portable toilets and wash stations, mobile showers twice a week, 24/7 site staffing, and a housing navigator (case manager).</p>	
							2.9.3 (b) Provide shelter programs to the homeless and special needs populations	Ongoing, 2015-23	With CDBG funds, renovation of the DreamCatcher Youth shelter in Oakland was completed for In early 2017. The building was purchased by a grant from Alameda County in November 2010. Over the last seven years, the small non profit (Alameda Family Services) pieced together grant funding from the Federal government, the State of California, Alameda County, City of Oakland and other funding sources to develop the new shelter. The new building adds six beds to the organization's capacity for a total of up to 14 beds. This new wing is called Nika's Place and will specifically serve formerly sexually exploited girls. Alameda Family Services will later contract or transfer the building use to Covenant House, which could occur in FY 2017/18.	
							2.9.4 Provide transitional housing programs to those who are ready to transition to independent living	Ongoing, 2015-23	In FY16/17, 360 households or 503 individuals, including single adults, youth and families received transitional housing and supportive services. 224 (83% of clients) exited Transitional Housing programs into permanent housing. The current model of transitional housing is to move participants into permanent housing within 6 months. The average length of stay in FY 16/17 was 10.0 months and the median length of stay was 10.4 months.	
							2.9.5 Support development of permanent housing affordable to extremely low income households	Ongoing, 2015-23	In 2017, there are 47 units of housing under construction for extremely low income populations: Fruitvale Transit Village (23 units); Estrella Vista (16 units); Redwood Hill Homes (8 units). The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. EveryOne Home represents an opportunity to coordinate actions and policies to benefit the extremely low income and homeless populations in many areas including the development of affordable housing for extremely low income individuals. Both the City of Oakland and Alameda County passed bonds in 2016 that set aside funds for the development of affordable housing for those individuals between 0%-20% AMI (homeless). The City Council allocated \$14M of the Measure KK bond money for the purchase of an existing SRO, to create a second Henry Robinson type of transitional housing for homeless single adults.	

Program Description							Housing Programs Progress Report - Government Code Section 65583.													
Name of Program							Action				Timeframe				Status of Program Implementation					
							2.9.6 Coordinate actions and policies that affect the extremely low income population of Alameda County				Ongoing, 2015-23				The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. The City has been a strong partner with Everyone Home and Alameda County in the development of a Coordinated Entry System for homeless services. In the spring of 2017, the City of Oakland was selected, through an RFP process, to be the regional lead, implementing Coordinated Entry in Oakland. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need assistance the most receive it in a timely manner. Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. In the fall of 2017 the family coordinated entry program expanded to include all of North County (Oakland, Berkeley, Albany, Emeryville, Piedmont). Coordinated entry for all homeless populations in Oakland began in the fall of 2017. HSD participates in monthly calls of West Coast cities, led by the U.S. Interagency Council on Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a City jurisdiction. HSD also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and state initiatives to end homelessness.					
							2.9.7 Advocate for policies beneficial to the extremely low income and homeless populations of Oakland				Ongoing, 2015-23				The City advocates for policies and funding to benefit the homeless and low income populations. Such work has resulted in access to project based vouchers to support persons served under the City's OPRI program, providing housing subsidies, assistance and intensive case management to serve homeless populations which include those living in homeless encampments, leaving the foster care system, and those reentering from criminal detention institutions. In the past year, additional policies have been implemented to address the impact of street homelessness in Oakland. These include the formation of an interdisciplinary Encampment Management Team and the provision of portable toilets and wash stations in encampments.					
							2.9.8 Sponsor-based Housing Assistance Program				Ongoing, 2015-23				This program, begun in 2010, has successfully housed more than 222 formerly homeless Oakland residents with subsidies provided by the OHA, services provided by service provider and program administration provided by the City of Oakland. On average in FY 2016-17, The Sponsor Based Housing Assistance Program (SBHAP) served 115 families per month with little turnover. The capacity of the program during FY2016-17 was 125 households. This program remains underutilized due to the lack of available rental units in the private market.					
Policy 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community							2.10.1 Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty				Ongoing, 2015-23				For the 2017-2019 round, three of twelve new applications under the NOFA for new construction were awarded geographic equity points.					
Policy 2.11: Affordable Housing Preference for Oakland Residents and Workers							2.11.1 Oakland Resident and Worker Housing Preference Policy Resolution				Ongoing enforcement, 2015-23				The implementing regulations for the Oakland Resident and Worker Preference Policy for Affordable Housing were approved by the City Administrator in early 2010. City-funded developers are provided both the Policy and the Certification in the City's marketing and management planning documents that are attached as exhibits to the regulatory agreement. As a part of the final review/approval of a developer's marketing and management plans, property management are required to comply with this policy to the extent that other funding sources for the housing project permit such a policy. In July 2016 the preference policy was added to the Oakland Municipal Code. The preference policy was updated to include a preference for neighborhood residents and displaced household members in applying for multifamily affordable housing. Additionally, the Oakland residency, Oakland worker, or displaced household requirement was applied to the first-time homebuyer Mortgage Assistance Program. The new standards will be applicable to projects awarded funds after July 19, 2016 and was effective immediately for the First-Time Homebuyer Mortgage Assistance Program.					

Program Description							Housing Programs Progress Report - Government Code Section 65583.				
Name of Program							Action	Timeframe	Status of Program Implementation		
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	Ongoing, 2015-23	Continuing through 2017, multi-family housing continues to be permitted in Oakland; with the adoption of the Citywide Zoning Update in April 2011, the areas of the City where multifamily housing can be built expanded significantly.		
							3.1.2 Special Needs Housing	Transitional Housing: 2016. Allowing Emergency Shelters By-Right: Ongoing, 2015-23	In February, 2016, the City adopted revised Planning Code definitions and regulations for Transitional and Supportive Housing, complying with California Government Code Section 65583(a)(5). The City continues to permit emergency shelters by right in limited segments of the Residential Mixed Use, Urban Residential, Neighborhood Center, Community Commercial, Broadway Retail Frontage District Interim Combining Zone, Medical Center, Housing and Business Mix, and the CIX-1, CIX-2, IG, and IO Industrial zones as codified by Ordinance No. 13248 (adopted July 15, 2014).		
							3.1.3 Discretionary Permits	Ongoing, 2015-23	In 2017, the Planning and Zoning Division continued to issue discretionary design review permits for all new housing, except for Secondary Units less than 500 sf. in size which are issued ministerially. For Special Needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone. The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability.		
							3.1.4 "One-Stop" Permit Process	Ongoing, 2015-23	In 2017, this process continues to be implemented within the Bureaus of Planning and Building.		
							3.1.5 Assign Priority to Affordable Housing	Ongoing, 2015-23	In 2017, this process continues to be implemented. Permit applications for affordable housing developments, as with other multi-family projects, are "deemed complete" within 30 days of submittal.		
							3.1.6 Expedite Environmental Review	Ongoing, 2015-23	In 2017, Oakland uses CEQA exemptions for development projects, where appropriate. See detailed response in Action 1.1.3.		
							3.1.7 Secondary Units	2015-2016	Council adopted revised Secondary Unit regulations in March 2016 and May 2017, to further reduce the regulatory barriers to the development of Secondary Units, which are considered one way to help address the city's housing shortage and escalating costs, as they generate new residential units without the costs of land acquisition. Changes included reduced parking requirements in areas where public transit is accessible, and to setbacks. As shown in Table A3, 117 building permits for secondary units were issued in 2017.		
Policy 3.2: Flexible Zoning Standards							3.2.1 Alternative Building Code Standards	Ongoing, 2015-23	In 2017, this program continues to be implemented.		
							3.2.2 Planned Unit Development Zoning	Ongoing, 2015-23	In 2017, this program continues to be implemented. Planned Unit Developments in 2017 include in the Jack London District, Site D and Site F which were fully entitled in 2017; building permit applications on file for both before 12/31/17: 135 du on site D/338 du on Site F2. Also, in 2017: a revision to MacArthur BART PUD, to increase residential development (both affordable and market rate) in a tower to 402 du (357 market rate and 45 affordable).		
							3.2.3 Flexible Parking Standards	2014-2017	In 2016, the City adopted new parking standards, including no parking required and required car share spaces and transit passes in the Central Business District and innovative parking reduction methods in other parts of the city.		
							3.2.4 Reduced Open Space Requirements	2014-2017	In 2015, the City began the process of developing a specific plan for downtown Oakland and the Jack London District. As part of that planning process, the current open space standards applicable to downtown and the Jack London District will be evaluated and considered for amendment. The plan is expected to be complete by summer, 2020.		
Policy 3.3: Development Fees and Site Improvement Requirements							3.3.1 Project Review Process and Development Agreements	Ongoing, 2015-23	This program continues to be implemented. There were no new residential Development Agreements in 2017.		
							3.3.2 Development Fees	Ongoing, 2015-23	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. In November, 2017, staff brought the Annual Report to City Council. See this link for the report: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak067912.pdf		
Policy 3.4 Intergovernmental Coordination							3.4.1 Multiple Agency Reviews	Ongoing, 2015-23	OHA continues to utilize the City of Oakland NOFA for the award of project based Section 8 subsidy, in addition the OHA issued its own Project Based Request for Proposals during the calendar year.		
							3.4.2 Allocation of Project-based Section 8 Units	Ongoing, 2015-23	Per MTW Plan information. No RFP issued for 2017. The grand total of Oakland Housing Authority PBV units is 3,826.		

Program Description							Housing Programs Progress Report - Government Code Section 65583.					
Name of Program							Action	Timeframe	Status of Program Implementation			
Policy 3.5: Financing Costs							3.5.1 Access to Low-Cost Financing for Development	See Housing Programs Under Goal 2	In 2017, the City released a NOFA for years 2017-2019. Approximately \$13.4 million in funds were awarded to eight new construction projects. In addition, approximately \$7.6 million in funds were awarded to two multifamily housing rehabilitation and preservation projects. Additional projects have been approved but not yet awarded funds. When awarded, loans have a 3% simple interest rate. Payment of principal and interest are due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee. All loans are due at the end of the 55 year term or upon transfer.			
							3.5.2 Access to Low-Cost Financing For Home Purchase	See Action 2.2.1	In calendar year 2017, 29 first time homebuyers received purchase assistance from the City's Mortgage Assistance Program (MAP) financing; these buyers were able to leverage funds as follows: <ul style="list-style-type: none"> • Private bank lending of \$8,659,610 • Down-payment funds from individual homebuyers in the amount of \$1,067,902 • Closing Cost funds from individual homebuyers in the amount of \$592,505 • Four additional subsidy loans in 3rd lien position (SF FHLB's WISH) funds totaling \$60,000 • Mortgage Credit Certificates were increased to 20% [formerly 15%] and issued on 11 homes to assist the purchase and defray the payment on \$3,703,261 worth of first mortgages in the City of Oakland. 			
Policy 3.6: Environmental Constraints							3.6.1 Remediation of Soil Contamination	Investigate potential funding sources	The City no longer operates the EPA's Revolving Loan Program due to a lack of staffing and currently identified environmentally-challenged small infill brownfield sites that would qualify for the program. However, the City can re-apply for the program when staffing and sufficient qualifying opportunities are available. As private development projects are proposed, City staff will explore the needs and possibility to apply for assessment and cleanup grants for eligible sites, as needed. Other potential funding sources such as the Leaking Underground Storage Tank Fund can also be evaluated for applicability on a site by site basis.			
Policy 3.7: Community Outreach and Education							3.7.1 Community Outreach Program	Ongoing, 2015-23	In 2017, as part of the Downtown Specific Plan, City staff and consultants held numerous public meetings and workshops about housing in downtown Oakland; recommendations from those participants is being considered in the drafting of the Plan.			
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	Ongoing, 2015-23	The City will continue to provide rehabilitation loans to moderate, low, and low income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, though existing Rehabilitation Programs.			
							4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	Ongoing, 2015-23	The City will continue to provide rehabilitation loans to moderate, low, and low income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, though existing Rehabilitation Programs.			
Policy 4.2: Blight Abatement							4.2.1 Anti-Blight Programs	Ongoing, 2015-23	2017 Code Enforcement Services responded to 3,021 neighbor complaints of property maintenance			
							4.2.2 Housing Code Enforcement	Ongoing, 2015-23	In 2017, Code Enforcement Services responded to approximately 2,009 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law).			
							4.2.3 Problem Properties Program	Ongoing, 2015-23	In 2017, the City abated 473 buildings and 49 residential properties for property and building maintenance issues.			
							4.2.4 Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program	Ongoing, 2015-23	Since the program was strengthened to include defaulted properties in the fall of 2012, about 3,800 foreclosed or defaulted properties have been registered. There are approximately 550 active properties in the registry, 57 of which are bank-owned. There were 58 code enforcement cases opened in 2017 for related properties in response to a complaint. Of those, 22 have been abated (3 were abated by the lender who owned the property), 11 were closed with no violations, and 25 remain open. Proactive spot Inspections were conducted for 110 properties, which resulted in an additional 12 blight abatement cases that have all been resolved. Revenue of \$92,000 in registration fees, \$64,600 in blight fines and enforcement costs, and \$50,000 in registration penalties was collected in 2017. Due to the decline in distressed properties and associated revenue, no funds were directed towards foreclosure outreach and prevention efforts for homeowners and tenants.			

Program Description							Housing Programs Progress Report - Government Code Section 65583.				
Name of Program							Action	Timeframe	Status of Program Implementation		
							4.2.5 Tax Default Properties Program	Ongoing, 2015-23	See policy 2.2.4.		
							4.2.6 Investor-owned Property Registration, Inspection and Maintenance Program	Ongoing, 2015-23	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 to enforce the registration, City inspection, and abatement requirements contained in OMC 8.58. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell. Through the end of 2017, 420 properties had been registered and inspected and an additional 291 cases received a permit exemption due to active work already under way. There were 103 new registrations in 2017: 38 cases with identified violations were abated and closed, 5 cases were closed after no violations were found, and the rest are in progress. An additional 50 cases received a permit exemption due to active work already under way. Revenue of \$78,000 in registration fees and \$160,300 in fines and was collected in 2017.		
Policy 4.3: Housing Preservation							4.3.1 Historic Residential Building Relocation	Ongoing, 2015-23	Several houses were advertised for moving in 2017, but none were moved. At least three continue to be advertised, and one appears likely to be relocated successfully.		
							4.3.2 Housing Repairs for Seniors and People with Disabilities	Consider funding program in next Housing Element Program Round, Planning Bureau	The City currently provides rehabilitation loans and grants to moderate, low, and extremely low income Homeowners including seniors and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications. Program availability is contingent on funding availability. A specific program targeting only low income seniors would require additional funding sources for implementation.		
							4.3.3 Access Improvement Program	Ongoing, 2015-23	The City will continue to provide Access Improvement grants to low and extremely low income Homeowners and tenants contingent of funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.		
							4.3.4 Scattered-site Single Family Acquisition and	Program implementation beginning 2014-15	See policy 2.2.4.		
							4.3.5 Continuing Implementation of Mills Act Contracts	Ongoing, 2015-23	There were five new Mills Act contracts executed in 2017 in Oakland. These contracts brings the total number of Mills Act Contracts to 49 Citywide..		
							4.3.6 Rehabilitating Public Housing	Ongoing, 2015-23	OHA submitted a disposition application for those two sites as well as one other site. OHA is currently working with the Department of Housing and Urban Development to complete the processing of the application and awaits approval. Oak Grove North and South are still in the pipeline to be rehabilitated.		
							4.3.7 Proactive Rental Inspection Policy	Program implementation beginning 2014-15	In 2016 the Safe Housing Inspection Pilot Program (SHIP) concluded. The permanent program is still under development, and working groups have been meeting to finalize proposed program details and scenarios.		
							4.3.8 Mitigate Loss of Units Demolished by Public or Private Actions	Program implementation beginning 2015	This regulation, located in the Planning Code Section 17.102.230, was not changed in 2017.		
							4.3.9 Seismic Safety Retrofit Policy	Program implementation beginning 2015	FEMA outreach has been completed. Qualifying applicants for ESHP and SHOP have been forwarded to CalOES/FEMA for Environmental Review. The results of the ER for both programs are pending.		
Policy 4.4: Anti-Displacement Of City Of Oakland Residents							4.4.1 Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations	FY 2014-15	In March 2016, an ordinance to amend the City's Ellis Act ordinance was adopted. Oakland's municipal code chapter 8.22.450 was amended to include the following changes: (1) extend relocation payments to all households regardless of income; (2) set the base amount of relocation payment at \$6,500 per studio/one bedroom units, \$8,000 per two-bedroom units, and \$9,875 per three or more bedroom units; (3) require an additional payment of \$2,500 per unit for units with tenants who are seniors, disabled, low-income, or families with minor children; and (4) require that half of the payment be made when the termination notice is given and the other half of the payment made upon the tenant's move out. Additionally, in January 2017, the City's Code Enforcement Relocation Program was updated to match the above noted relocation payments and eligibility definitions specifically for tenants displaced for code compliance repairs. Additionally this amendment enhanced the penalty provisions and remedies for violation of O.M.C. CHAPTER 15.60. As noted in Policy 5.4.1 below, in December 2016 the Oakland City Council passed a moratorium on the demolition or conversion of SRO units in the City. Further in January 2017, that moratorium was extended to December 2018. In the update to reflect these changes in O.M.C., City staff will ensure that the relocation fees will reflect those in chapter 8.22.450(A).		

Program Description							Housing Programs Progress Report - Government Code Section 65583.				
Name of Program							Action	Timeframe	Status of Program Implementation		
Goal 5: Preserve Affordable Rental Housing											
Policy 5.1: Preservation of At-Risk Housing											
							5.1.1 Monitoring and Preservation		There were no opt-outs in 2016.		
							5.1.2 Contact With Owners of At-Risk Buildings	Annual, 2015-23 City will identify projects at highest-risk each year (that could convert within the next 24 months)	In 2014, an extensive review of existing affordable housing developments at-risk of loss to the supply was conducted for the 2015-23 Housing Element planning period. Results of this research can be seen in Chapter 3 of this document that was adopted December 2014. In 2016 the City's Housing and Community Development Department Policy and Programs Section is actively tracking TCAC properties whose regulatory agreements are slated to sunset in the next 6-9 years. Staff is focusing on those properties that are owned by entities that are not explicitly working to create and maintain affordable housing resources. There are four properties that fall into this category totaling 451 housing units.		
							5.1.3 Financial Assistance for Preservation Projects	Ongoing, 2015-23	The City of Oakland released a 2017-2019 NOFA for Multifamily Housing Rehabilitation and Preservation. Eight projects have been approved for the NOFA 2017-2019 pipeline, totaling 525 affordable units. From the \$9.5 million of available Measure KK funding, only the top two projects (Howie Harp Plaza and Empyrean Tower) will be completely funded at this time. These awards will preserve 20 units of affordable housing and will convert 66 market-rate units to affordable housing. The third-ranked project, Fruitvale Studios, could be partially funded and would convert 24 more market-rate units to restricted affordable units. The remaining projects could potentially be funded from the second issuance of Measure KK bond funds.		
							5.1.4 Project Based Section 8 Assistance	Ongoing, 2015-23	See Section 3.4.2. above. The OHA did not issue an RFP for Project Based Vouchers in 2017.		
							5.1.5 Local Non-traditional Housing	Ongoing, 2015-23	See Section 2.8.1 above. Oakland Housing Authority RFP-011 for SRO units. A total of 289 units were awarded MTW Building Bridges local housing assistance. To date, OHA has entered into Building Bridges MTW LHAP agreements with 3 (three) non-profit partners for a total of 183 units in 2017. Operation Dignity/Dignity House- 20 units, East Bay Asian Local Development Corporation (EBALDC)- Madrone Hotel- 31 units and San Pablo Hotel- 110 units, Resources for Community Development (RCD) 22 units.		
Policy 5.2: Support for Assisted Projects with Capital Needs											
							5.2.1 Advocacy for State and Federal Financing	Ongoing, 2015-23	<p>The City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs. Unfortunately, Federal grant programs have been cut substantially and State bond funds have been exhausted.</p> <p>The 2017-18 Regular Session of the California State Legislature has three bills seeking to generate funds for new affordable housing production. The "Building Homes and Jobs Act" (SB 2: Atkins) will establish a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. The "Affordable Housing Bond Act" (SB 3: Beall) will allow the State of California to place a \$3billion statewide general obligation bond for affordable housing on the November 2018 ballot to fund existing critical and successful affordable housing programs operated by State agencies. The "Bring California Home Act" (AB 71: Chiu, Ting, Mullin) will provide \$300 million in funding for affordable homes by eliminating the state mortgage interest deduction on vacation homes.</p> <p>Nearly \$50 million in grants and financing was awarded to three affordable housing and transportation projects located in October 2016. The grants are the result of a successful collaboration between the City's Housing and Community Development Department and Department of Transportation staff, affordable housing developers and regional transit agencies as joint applicants to the State of California's Affordable Housing and Sustainable Communities (AHSC) grant program. The awarded funds will assist in the permanent financing of approximately 340 affordable housing units, and will support the development of key transportation and infrastructure amenities. City staff anticipate assisting applicants to these funds in the 2017-18 AHSC NOFA round.</p>		

Program Description							Housing Programs Progress Report - Government Code Section 65583.				
Name of Program							Action	Timeframe	Status of Program Implementation		
							5.2.2 Funding for Capital Needs--Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings)	Ongoing, 2015-23	<p>The City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs. Unfortunately, Federal grant programs have been cut substantially and State bond funds have been exhausted.</p> <p>The 2017-18 Regular Session of the California State Legislature has three bills seeking to generate funds for new affordable housing production. The "Building Homes and Jobs Act" (SB 2: Atkins) will establish a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. The "Affordable Housing Bond Act" (SB 3: Beall) will allow the State of California to place a \$3billion statewide general obligation bond for affordable housing on the November 2018 ballot to fund existing critical and successful affordable housing programs operated by State agencies. The "Bring California Home Act" (AB 71: Chiu, Ting, Mullin) will provide \$300 million in funding for affordable homes by eliminating the state mortgage interest deduction on vacation homes.</p> <p>Nearly \$50 million in grants and financing was awarded to three affordable housing and transportation projects located in October 2016. The grants are the result of a successful collaboration between the City's Housing and Community Development Department and Department of Transportation staff, affordable housing developers and regional transit agencies as joint applicants to the State of California's Affordable Housing and Sustainable Communities (AHSC) grant program. The awarded funds will assist in the permanent financing of approximately 340</p>		
Policy 5.3: Rent Adjustment Program							5.3.1 Rent Adjustment Ordinance	Ongoing, 2015-23	<p>In 2017, numerous changes were made to Oakland's Rent Adjustment and Just Cause ordinances that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.</p>		
							5.3.2 Just Cause for Eviction Ordinance	Ongoing, 2015-23	<p>In 2017, the Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance. The Purpose of the Ordinance is to protect tenants against arbitrary, unreasonable, or retaliatory evictions.</p>		
							5.3.3 Ellis Act Protections Ordinance	Ongoing, 2015-23	<p>In 2017, the Rent Adjustment Program continued to enforce the Ellis Protections Ordinance. While there was a significant increase in Ellis Act filings from 2014 – 2016, there was a decrease in 2017 to 11 petitions from a high of 22 in 2016.</p>		
Policy 5.4: Preservation of Single Room Occupancy Hotels							5.4.1 Residential Hotel Conversion/Demolition Protections	Ongoing, 2015-23	<p>The City's moratorium on the conversion, demolition, and substantial repair or rehabilitation of SRO hotels and units was extended until December 2018. An internal working group has been meeting to address SRO preservation on a permanent basis. In addition, \$14 million from the City's Measure KK bond proceeds for affordable housing is being targeted to the acquisition of SRO properties for use serving extremely low income and homeless households.</p>		
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use							5.5.1 Residential Property Conversion Ordinance	Ongoing, 2015-23	<p>Planning Code Section 17.102.230 was not updated or changed in 2017.</p>		
Policy 5.6: Limitations on Conversion of Rental Property to Condominiums							5.6.1 Condominium Conversion Ordinance	FY 2014-15	<p>No adjustments to this policy was considered by City Council in 2017.</p>		
Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing							5.7.1 Rehabilitation of Public Housing Units	Ongoing, 2015-23	<p>OHA submitted a disposition application for those two sites as well as one other site. OHA is currently working with the Department of Housing and Urban Development to complete the processing of the application and awaits approval. Oak Grove North and South are still in the pipeline to be rehabilitated.</p>		
Goal 6: Promote Equal Housing Opportunity											
Policy 6.1: Fair Housing Actions							6.1.1 Funding for Fair Housing Organizations	Ongoing, 2015-23	<p>In 2017, City Council approved an Fair Housing Agreement with East Bay Community Law Center to provide fair housing services, tenant/landlord counseling, outreach and other fair housing services to be provided by EBCLC and it's three sub recipients under the Community Development Block Grant Program. This grant agreement covers a two-year period from 2017/18 through 2018/19. \$249,361 is awarded annually for the next two years to the Fair Housing activities grant agreement. Prior to 2017/18, EBCLC, ECHO Fair Housing, Just Cause::Causa Justa and Central Legal were contracted separately under the CDBG program with an additional \$100,000 to promote and investigate fair housing activities. In FY 2016/17, team of Fair Housing Providers provided Fair Housing information & referrals, outreach, tenant/landlord counseling, tenant counseling, direct legal representation, and case management to over 5,128 clients. in addition, 71 property managers and owners received fair housing training; 25 cases of alleged unfair housing was investigated; and 21 out of 30 selected properties were tested and audited for fair housing practices.</p>		

Program Description							Housing Programs Progress Report - Government Code Section 65583.			
Name of Program							Action	Timeframe	Status of Program Implementation	
							6.1.2 Housing Search Assistance for People with Disabilities	Ongoing, 2015-23	In 2013, the City's contract with a local organization to provide housing search assistance and counseling for the disabled population ended. In 2015 and 2016, the City extended for one year (each year) all tenant/landlord counseling and fair housing services. Since there was no provider organization for housing search assistance for people with disabilities, there were no funds allocated for this program in 2017. However, referrals can be made for homeownership to a local realtor who specializes in accessible housing. A reevaluation of this program will be consider for FY 2018-19	
							6.1.3 Affirmative Fair Marketing	Ongoing, 2015-23	The 2015-2020 Analysis of Impediments for Fair Housing was completed in 2015, and there are no current updates. At the same time, the City rewrote its Affirmative Fair Marketing Procedures guidelines. All City-funded Housing Projects are required to submit marketing plans for review for compliance with the procedures. The next AIFFH is not due until October, 2020.	
							6.1.4 Housing Assistance Center	Ongoing, 2015-23	In 2017, the Housing Resource Center served approximately: <ul style="list-style-type: none"> • 4,950 referrals to the Rent Adjustment Program • 8 referrals to Section 8 • 559 referrals to Centro Legal de La Raza for tenants • 9 referrals to Housing and Economic Rights Advocates (HERA) for homeowners at-risk of losing their home • 87 referrals to North County Coordinated Access System for Literally Homeless Families • 26 referrals to the Oakland Housing Authority • 5 referrals to the City's Residential Lending • 3 referrals to the City's Code Enforcement • 21 referrals to the City's First-time homebuyer program • 30 referrals for relocation assistance • Provided direct services to 2,871 individuals through Housing Resource Center counsel, advocacy or resources 	
Policy 6.2: Reasonable Accommodations							6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies	Ongoing, 2015-23	It is the policy of the City of Oakland (City) that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of Justice regulations implementing Title II of the ADA. To strengthen that policy, Administrative Instruction 123 was updated, effective October 13, 2017, to be in accordance with Section 504 of the Rehabilitation Act of 1973 (Section 504), Title II of the Americans with Disabilities Act (ADA) of 1990, and related state laws. This policy includes the making of reasonable program modifications whenever necessary to prevent discrimination on the basis of disability in housing and related services, including but not limited to provision of auxiliary aids and services, materials in alternative formats, and reasonable policy modifications. A new service, Video Remote Interpreting, is under development specifically for serving walk-in clientele who are Deaf or Hard of Hearing at the Housing Assistance Program. This initiative is being sponsored by the City of Oakland's ADA Programs Division and is anticipated to be fully implemented in Fiscal Year 2018-2019.	
							6.2.2 Publicize and Implement Reasonable Accommodations Policy and Procedures	Ongoing, 2015-23	IN 2017, the City Planning and Zoning staff administer the reasonable accommodation policy at the Zoning Counter (see action 6.2.1). The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing programs. The Division publishes information about City disability access policies on its website: https://tinyurl.com/ADA-Programs . The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The Division is also assisting with the development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.	

Program Description							Housing Programs Progress Report - Government Code Section 65583.					
Name of Program							Action	Timeframe	Status of Program Implementation			
Policy 6.3: Promote Regional Efforts to Expand Housing Choice							6.3.1 Regional Housing Needs Allocation	Ongoing, 2015-23	City staff participated in the Plan Bay Area 2040 development process. This is the strategic update to Plan Bay Area 2013 and is the state-mandated, integrated long-range transportation, land-use and housing plan. Housing projections were drafted and evaluated against performance targets for the region. In response to those projections, the City of Oakland jointly, with the Mayors of San Francisco and San Jose, advocated to MTC and ABAG that all jurisdictions in the Bay Area needed to build their fair share of housing at all income levels.			
Policy 6.4: Fair Lending							6.4.1 Community Credit Needs Assessment	Ongoing, 2015-23	HCD conducts assessments of community credit needs primarily for housing. In 2017 the City reviewed reports on lending patterns in Oakland and the availability of residential credit to acquire and maintain housing from the following sources: the federal government, and nonprofit consumer organizations. In addition in 2017 HCD issued Linked Banking Surveys directly to lending institutions to collect data on their lending in various categories: small business, multifamily and commercial lending, single family mortgage lending, single family home equity, seismic safety, and non-profit assistance			
							6.4.2 Community Reinvestment Activities linked to Banking	Ongoing, 2015-23	The City continues to implement community reinvestment programs that include: 1) encouraging private, for-profit lending and investment practices that overcome housing discrimination and meets the needs of all Oakland households and neighborhoods, expands opportunities for homeownership, and discourages discrimination in lending, 2) working with selected lenders as partners in the City's first-time homebuyer programs, 3) working with other jurisdictions and organizations to strengthen state legislation, 4) participating in joint City, nonprofit and industry efforts to create new programs and promote existing lending programs, and 5) through the City's Linked Banking program, encouraging lenders to address fair lending shortfalls adversely impacting our community.			
							6.4.3 Community Outreach and Predatory Lending Controls	Ongoing, 2015-23	To encourage more resilient and informed buyers in our community, the City's Homeownership Programs provides monthly homebuyer education to prospective buyers. The curriculum informs potential buyers on the homebuying process, puts them in touch with assistance resources including the City's assistance programs as well as others, and to introduces them to partner lenders, real estate professionals, and HUD certified housing counselors. In 2017 we issued certificates of completion to 573 class attendees. Additionally, buyers using the City assistance programs are required to utilize stable 30 year fixed rate loans.			
Policy 6.5: Accountability							6.5.1 Housing Element Annual Progress Report	On an annual basis by April 1	The City is currently scheduled to bring the 2017 Housing Element Annual Progress Report (APR) to a public hearing at the Planning Commission on April 18, 2018, and to a public meeting at the Community and Economic Development Committee on May 22, 2018 to be followed by a full City Council hearing on May 29, 2018.			
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	Ongoing, 2015-23	In 2017, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.			
							7.1.2 Green Building Standards	Ongoing, 2015-23	Green building standards are required (in 2017) for projects which meet the thresholds in the Green Building ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.			
							7.1.3 Require Green Building Design requirements for City-funded Development	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010, and in 2017, continued to regularly apply it to multi-family affordable housing development. In the bi-annual Notification of Funding Availability for Affordable Housing, new development and rehabilitation projects must meet a minimum threshold of attaining the minimum scores in each category set forth in their respective Green Point Checklists. Projects scoring higher in the Green Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.			

Program Description							Housing Programs Progress Report - Government Code Section 65583.					
Name of Program							Action	Timeframe	Status of Program Implementation			
Policy 7.2: Minimize Energy and Water Consumption							7.2.1 Energy-Efficiency and Weatherization Programs	Ongoing, 2015-23	<p>The City helped launch and is a participant in the East Bay Energy Watch (EBEW), a local government energy efficiency partnership with PG&E that funds small, medium, and large commercial direct installation programs, residential weatherization, retrocommissioning, and related services within Alameda and Contra Costa Counties. The City also works with the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), which, in 2017 alone, served 93 single family Oakland homes, yielding savings of 34,411 therms and 15,025 kWh; the Bay Area Multifamily Building Enhancements Program (BAMBE), which completed construction and provided rebates for 52 multifamily building projects in Oakland totaling 83,056 therms and 690,785 kWh saved across 2,343 residential units from the program's full launch in 2014 through March 2018; and the Bay Area Multifamily Capital Advance Program, an innovative financing pilot for deep multifamily energy efficiency upgrades that has completed three projects in 2015, one of which was in Oakland.</p> <p>The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes, including renters and focusing primarily on lower-income residents, with energy efficiency and conservation measures each Summer. In 2017, the program employed seven local youth and served 264 homes in Oakland, installing LED light bulbs, advanced power strips, and low-flow water fixtures. Oakland City Council approved five Property Assessed Clean Energy (PACE) financing programs to operate in the City in 2015, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. In 2017, PACE providers approved 649 applications for residential clean energy projects in Oakland, with a total value of \$4,7841,400. The total projected lifetime savings of all residential and commercial PACE projects approved in 2017 is 51,490,363 kWh of electricity and 17,899,901 gallons of water. A total of 406 residential and 22 commercial projects were completed in 2017.</p> <p>The City's Housing and Community Development Program runs several energy-related assistance programs, including loans and grants, and is currently seeking additional funds. The City is working with local CBO's to offer</p>			
							7.2.2 Alternative Energy Production	Ongoing, 2015-23	<p>A total of 795 solar photovoltaic systems were installed in Oakland in 2017, bringing the total number of solar installations to 4,859. The City now has more than 30.6 mW of installed solar capacity overall, including 16.7 mW (4,655 systems) in the residential sector. These systems combine to 42 million kWh of clean electricity every year – yielding a greenhouse gas reduction equivalent to removing 1,700 cars from the road. The number and size of these systems continues to increase as the City provides greater support for financing solar systems through tools such as Property Assessed Clean Energy (PACE), participates in the annual SunShares group buy program, and as the city anticipates the launch of East Bay Community Energy. Oakland posted its solar permitting checklist online in late 2015, and formally consolidating the Building and Fire inspections for installed systems. In April 2017, Oakland-based non-profit solar installer and workforce development organization GRID Alternatives partnered with the East Bay Asian Local Development Corporation (EBALDC), a non-profit community development organization, to bring solar power to the Marcus Garvey Commons, a 22-unit multifamily affordable housing development in West Oakland. GRID brought together community volunteers, job trainees, and employees from Sun Power, a solar energy</p>			
							7.2.3 Facilitate a Community Solar Program	Ongoing, 2015-23	<p>The City is exploring its options through PG&E's new Renewable Energy Self Generation Bill Credit Transfer Program (RES-BCT) program, which allows shared solar across multiple city-owned sites. More work is needed to complement PG&E's offerings to address the needs of small and disadvantaged communities, and to link PG&E's program with additional external and non-traditional resources. With East Bay Community Energy, the county-wide community choice aggregation program, launching in early 2018, additional opportunities will arise to design and co-market innovative, community-based renewable energy opportunities, including in partnership with Oakland's many economic justice organizations.</p>			

Program Description							Housing Programs Progress Report - Government Code Section 65583.			
Name of Program							Action	Timeframe	Status of Program Implementation	
							7.2.4 Technical Assistance	Ongoing, 2015-23	The City continues to collaborate with East Bay Energy Watch (EBEW) and the Bay Area Regional Energy Network (BayREN), working directly with program implementers and PG&E to enhance local program delivery, and participating on the EBEW Strategic Advisory Committee. Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through both programs. EBEW's Direct Installation and technical assistance programs facilitate cost-effective lighting and other efficiency improvements for retail and small businesses in Oakland, offering expert advice and coordinating retrofit implementation. BayREN is a collaboration among the nine Bay Area Counties, PG&E, and the Association of Bay Area Governments, delivering innovative and targeted energy efficiency services such as Advanced Home Upgrade and the Bay Area Multifamily Building Enhancements (BAMBE) program. The City works directly with California Youth Energy Services (CYES) each year to ensure that Oakland youth can access the program and reap the benefits of vocational building energy training, and to ensure that at least 200 Oakland homes receive energy efficiency and conservation measures through the program each Summer. The City encourages residents and businesses to participate in energy efficiency programs offered through EBEW, PG&E, BayREN, and other special opportunities. Additionally, the City's Green Building Ordinance, combined with new requirements in the State building code, require stringent energy efficiency requirements in all new construction. The City's Green Building Resource Center continues to provide information to Oaklanders and other interested parties, with both literature and in-person consultations available at 250 Frank Ogawa Plaza.	
							7.2.5 Promote Water Conservation and Efficiency	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through EBMUD and Stopwaste, as well as EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.	
Policy 7.3: Encourage Development that reduces Carbon Emissions							7.3.1 Mixed Use Development Incentives	Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in recently adopted Specific Plan areas (Broadway Valdez and Lake Merritt BART), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are considered an incentive for the construction of new housing. The current Specific Plan, "Plan Downtown," continued its public meetings in 2017, and has an anticipated adoption date of 2020. The Plan Downtown EIR analysis is projected to begin in December 2018.	
							7.3.2 Transit-Oriented Development	2014-2018	Construction is underway in 2017 in the S-15 (transit oriented development (TOD) zone: "Coliseum Crossings," 110 units of mixed-income housing at the Coliseum BART station; Phase 5 of "MacArthur Station" at the BART parking lot, a 260-foot tall building with 402 market rate and affordable residential units. (In 2016, "Mural" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units). A ground breaking is scheduled in 2018 for "Casa Arabella," a 94-unit building at Fruitvale BART, being built by the Unity Council (92 units are affordable to very low income families). The City previously adopted revisions to the transportation analysis using Vehicle Miles Travelled, instead of Level of Service, as directed AB 743 (see Action 1.1.3).	
							7.3.3 Implement SB 375 provisions, direct new housing to be built in Priority Development Areas	Ongoing, 2015-23	The City adopted new Priority Development Area (PDA) boundaries in December 2015. There are now 8 adopted PDAs in Oakland. The City continues to direct new housing to be built in PDAs.	
							7.3.4 Integrate Land Use and Transportation Planning in Major Residential Projects	Ongoing, 2015-23	In 2017, the City continued to use revised Standard Conditions of Approval; which requires a greenhouse gas (GHG) reduction plan for projects which create a net increase in GHG emissions.	
							7.3.5 Encourage New Housing at a Range of Prices	Ongoing, 2015-23	In 2017, this program continues to be implemented.	
Policy 7.4: Minimize Environmental Impacts from New Housing							7.4.1 Compact Building Design	Ongoing, 2015-23	This design standard is recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak042626.pdf	
							7.4.2 Waste Reduction	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds.	
							7.4.3 Foster Healthy Indoor Air Quality	Ongoing, 2015-23	For 2017, the City applied its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.	

Program Description							Housing Programs Progress Report - Government Code Section 65583.			
Name of Program							Action	Timeframe	Status of Program Implementation	
							7.4.4 Recycled, Reclaimed or Renewable content of Building Materials	Ongoing, 2015-23	In 2017, the City continued to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multi-family housing, through the application of the Green Point Rated and the LEED for Homes checklists.	
							7.4.5 Re-Use and Rehabilitation of Historic Materials	Ongoing, 2015-23	In 2017, the City continued to encourage re-use and rehabilitation of historic buildings and materials. Policies 3.5 and 7 of the Historic Preservation Element requires that an applicant seeking demolition of a historic structure offer buildings for relocation at a low, or nominal fee, prior to demolition.	
							7.4.6 Encourage Food Production in Open Space Areas	Ongoing, 2015-23	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.	
Policy 7.5: Promote Household Health and Wellness by Conducting Health Impact Assessments							7.5.1 Climate Change and the Planning process	Ongoing, 2015-23	In 2016, the City released its 216-2021 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released "Resilient Oakland", a "Playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group; the final report was issued in Fall, 2017. See: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak068799.pdf	
							7.5.2 Climate Adaptation Strategies	Ongoing, 2015-23	Through an effort led by Sustainability (Environmental Services), the City of Oakland's primary roadmap for sustainability and climate action is now available in a revised and updated form. In 2017-18, City staff worked across multiple departments and with green business groups, social justice organizations, and environmental stakeholders to update the Energy and Climate Action Plan (ECAP), originally approved by City Council in 2012. The timeframe and greenhouse gas reduction goals are unchanged. The revised document reflects actions that have been completed or are fully underway, reprioritized actions, updated cost estimates, and the most recent greenhouse gas emissions inventory. The Sustainability team completed the updated greenhouse gas (GHG) emissions inventory, in April 2016. Adaptation and Resiliency constitute one section of the ECAP, and were part of the review.	