

Appendix C: Sites Inventory

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This appendix presents the inventory of sites suitable for residential development in Oakland to meet the 2023-2031 Regional Housing Needs Allocation (RHNA), as determined by the State Department of Housing and Community Development (State HCD), and summarized in Chapter 3. The sites inventory is divided into two major groups:

- Sites where development is underway or approved (known as “pipeline projects”) or otherwise can be credited to meet the RHNA; and
- Opportunity sites where additional development could occur.

The following sections explore the capacity of these two major groups, as well as the various subgroups contained within each. The complete Housing Sites Inventory (Inventory) is included ~~at the end of this appendix as a separate Excel file~~ (see Table C-26), as well as a map of sites identified in the Inventory (see Figure C-1).

The RHNA is a critical component of State housing law that mandates all California cities and counties plan for the housing needs of its residents. Under the RHNA mandate, State HCD, in collaboration with the Association of Bay Area Governments (ABAG), first determines the total number of new homes the nine-county Bay Area needs, and how affordable those homes need to be, in order to meet the housing needs of people at all income levels. For the planning period running from January 31, 2023, to January 31, 2031, State HCD determined that the Bay Area region must plan for 441,176 new housing units. After receiving this regional determination, ABAG was responsible for developing a RHNA Methodology for distributing a share of the region’s housing need to each city and county in the region. The RHNA Methodology must meet five objectives specified in State law, which include promoting infill development and socioeconomic equity, promoting improved intraregional jobs-housing relationships, and affirmatively further fair housing. The RHNA Methodology also must be consistent with the forecasted development pattern from Plan Bay Area 2050.

In accordance with Government Code Section 65584, the final RHNA plan was adopted by ABAG’s Executive Board on December 16, 2021 and was approved by State HCD on January 27, 2022.¹ The RHNA plan distributes regional housing need across jurisdictions by the following income categories:

- Very-low-income - less than 50 percent of the county median income.
- Low-income - between 51 and 80 percent of the county median income.
- Moderate-income - between 81 and 120 percent of the county median income.
- Above-moderate-income - greater than 120 percent of the county median income.

¹ More information on the Bay Area RHNA process is available on ABAG’s website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>. The Final RHNA Plan is available at the following link: https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf

The 2023-2031, or 6th cycle, RHNA identifies an overall need of 26,251 new units in Oakland, a nearly 77.8 percent increase from the prior cycle’s allocation of 14,765 new units. Oakland’s RHNA is about 6.0 percent of the nine-county Bay Area allocation of 441,176 units. The region’s total RHNA increased by nearly 135.0 percent since the previous cycle, partly due to changes in methodology that now address existing needs such as housing cost burdens, overcrowding, and vacancy. The increase in Oakland’s RHNA is mostly driven by the overall regional increase, although a smaller portion is due to the 6th Cycle RHNA methodology’s emphasis on proximity to jobs and higher resource areas,² as well as the share of future growth projected by Plan Bay Area.³ To meet the 6th cycle RHNA, Oakland would need to produce an average of 3,281 units annually.

Table C-1 shows the income breakdown of the RHNA. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need, or about 3,256 units during the planning period.

Table C-1: Oakland Regional Housing Needs Assessment, 2023-2031

<i>Income Level¹</i>	<i>Needed Units</i>	<i>Needed Units with 15% Buffer</i>	<i>Percent of Needed Units</i>
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
<i>Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)²</i>	<i>3,256</i>	<i>3,745</i>	<i>-</i>
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	26,251	30,189	100.0%

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was \$92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

To meet “no net loss” requirements, an additional 15 percent buffer beyond the RHNA is assumed in each income category (see Table C-1). No net loss requirements (Government Code Section 65863) ensure that adequate sites are maintained throughout the planning period to accommodate the remaining RHNA by income category. To ensure that sufficient capacity exists throughout the planning period, State HCD recommends that jurisdictions create a buffer of at least 15 percent

² To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

³ The Final Plan Bay Area 2050, adopted by MTC-ABAG on October 21, 2021, is the region’s official long-range plan. More information on Plan Bay Area 2050 is available at the following link: <https://www.planbayarea.org/finalplan2050>

more capacity than required or project site capacity at less than the maximum density to allow for some reductions in density at a project level. The City is employing a combination buffer and reduced capacity strategy to remain compliant with no net loss provisions.

C.1 Sites Inventory Overview

Oakland’s 2023-2031 Housing Sites Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. Total capacity is derived from both site-specific approaches—including pipeline projects and opportunity sites—as well as non-site-specific projections of accessory dwelling units (ADUs), discussed further below. In addition to providing adequate capacity to meet the RHNA, a buffer of at least 15.0 percent was identified in each income category to ensure that the City can meet the no net loss requirement pursuant to State law. See Table C-2 below for a summary of Oakland’s residential capacity and ability to accommodate the 2023-2031 RHNA. The complete 2023-2031 Inventory is provided in Table C-26 ~~at the end of the appendix~~ and as a separate Excel file in Figure C-1 below.

Based on the City’s current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for “missing middle” housing. Sites included in the inventory reflect those that are most likely to develop during the planning period; as the development potential of sites newly made available by one of these rezoning efforts is difficult to project, these new sites are not considered as part of this inventory.

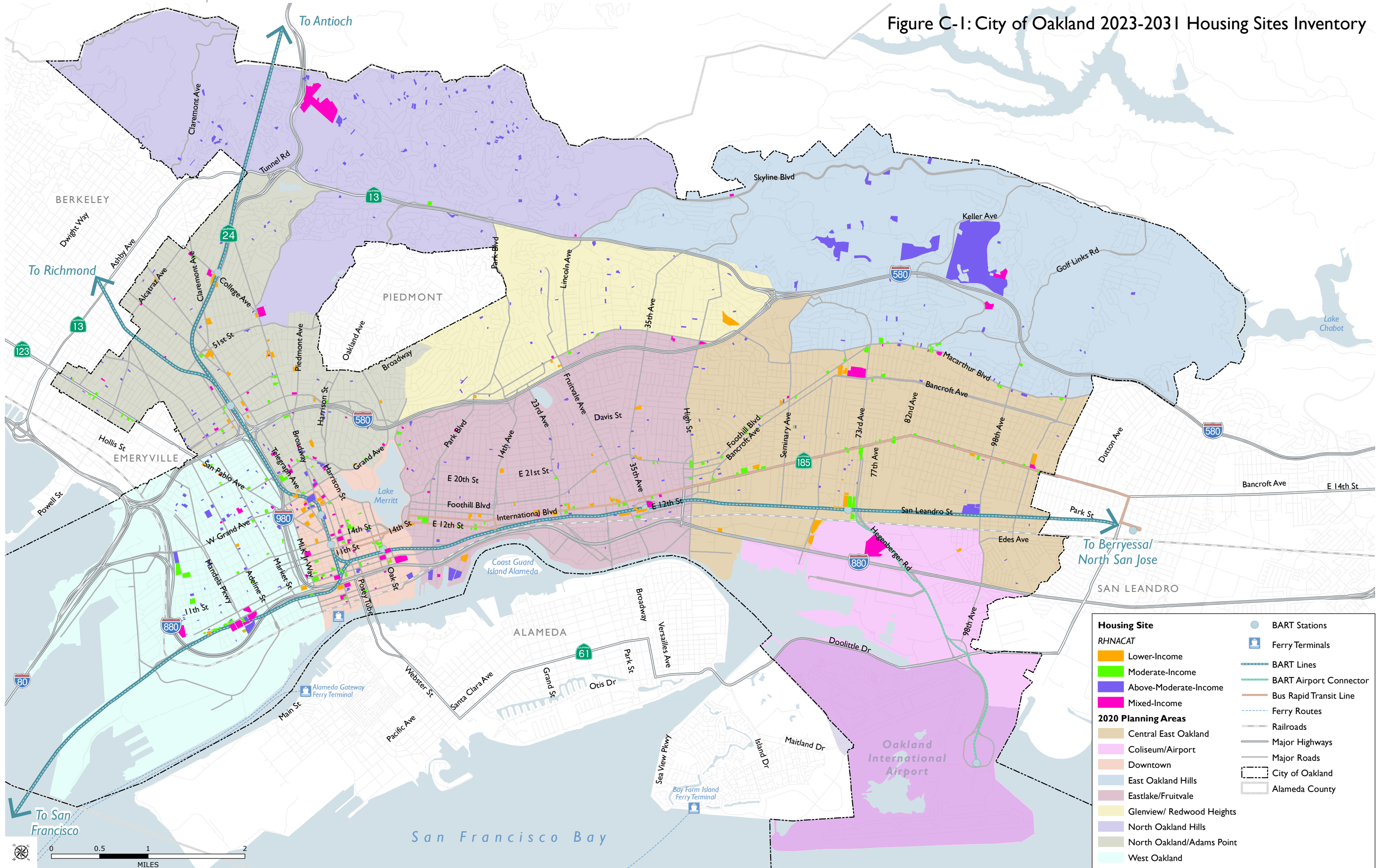
Table C-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

	Residential Units				Total
	Very-Low-Income ^{1,2}	Low-Income ¹	Moderate-Income	Above-Moderate-Income	
Total Credits	1,978 <u>1,978</u>	2,191 <u>2,191</u>	776 <u>776</u>	9,933 <u>9,933</u>	14,878 <u>15,121</u>
<i>Pipeline Projects</i>	1,206 <u>1,206</u>	1,499 <u>1,499</u>	182 <u>182</u>	9,931 <u>9,931</u>	12,818 <u>13,061</u>
<i>Projected ADUs</i>	692	692	594	0	1,978
<i>Adequate Sites Alternative</i>	80	0	0	2	82
Potential Development Projects ³	413 <u>413</u>	1,332 <u>1,332</u>	194 <u>194</u>	5,417 <u>5,417</u>	7,357 <u>7,357</u>
<i>Vacant</i>	182 <u>203</u>	787 <u>787</u>	232 <u>232</u>	1,201 <u>1,201</u>	2,193 <u>2,13</u>
<i>Non-Vacant</i>	231 <u>211</u>	545 <u>545</u>	171 <u>171</u>	4,217 <u>4,217</u>	5,164 <u>5,144</u>
Available 5th Cycle RHNA		929 <u>714</u>	3,997 <u>3,795</u>	688 <u>688</u>	5,615 <u>5,197</u>
<i>Vacant</i>		232 <u>232</u>	596 <u>566</u>	33 <u>33</u>	622 <u>592</u>
<i>Non-Vacant</i>		906 <u>694</u>	3,401 <u>3,229</u>	685 <u>685</u>	4,992 <u>4,605</u>
New Opportunity Sites		5,440 <u>5,498</u>	1,021 <u>999</u>	2,456 <u>2,456</u>	8,917 <u>8,953</u>
<i>Vacant</i>		142 <u>142</u>	218 <u>200</u>	0 <u>0</u>	360 <u>342</u>
<i>Non-Vacant</i>		5,298 <u>5,356</u>	803 <u>799</u>	2,456 <u>2,456</u>	8,557 <u>8,611</u>
Total Capacity		12,283 <u>12,127</u>	5,985 <u>5,764</u>	18,494 <u>18,737</u>	36,766 <u>36,628</u>
6th Cycle RHNA		10,261 <u>10,261</u>	4,457 <u>4,457</u>	11,533 <u>11,533</u>	26,251 <u>26,251</u>
<i>RHNA + 15% Buffer</i>		11,801 <u>11,801</u>	5,126 <u>5,126</u>	13,263 <u>13,263</u>	30,189 <u>30,189</u>
Surplus Over RHNA		2,022 <u>1,866</u>	1,531 <u>1,307</u>	6,961 <u>7,204</u>	10,515 <u>10,377</u>
		119.7% <u>118.2%</u>	134.4% <u>129.3%</u>	160.4% <u>162.5%</u>	140.1% <u>139.5%</u>

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).
2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.
3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure C-I: City of Oakland 2023-2031 Housing Sites Inventory



Housing Site	
RHNACAT	
■ Lower-Income	
■ Moderate-Income	
■ Above-Moderate-Income	
■ Mixed-Income	
2020 Planning Areas	
■ Central East Oakland	
■ Coliseum/Airport	
■ Downtown	
■ East Oakland Hills	
■ Eastlake/Fruitvale	
■ Glenview/ Redwood Heights	
■ North Oakland Hills	
■ North Oakland/Adams Point	
■ West Oakland	
● BART Stations	
■ Ferry Terminals	
— BART Lines	
— BART Airport Connector	
— Bus Rapid Transit Line	
- - - Ferry Routes	
— Railroads	
— Major Highways	
— Major Roads	
 City of Oakland	
 Alameda County	

The Inventory was developed in a manner consistent with the City’s mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City’s inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, it should be noted that increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in “lower resource” neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan (Chapter 4). This includes investments in new affordable housing projects, which can help reduce displacement pressures in those neighborhoods and allow long-time residents to remain in their communities. As discussed in Chapter 2, community feedback regularly expressed the opinion that existing Oakland residents may want to remain in their current neighborhoods and may not want to relocate to higher-resource areas that may not provide resources available in ethnic enclaves such as culturally specific grocery stores, churches, and other neighborhood amenities. Therefore, efforts to increase access to exclusive neighborhoods should also be paired with investing in and preserving the culture in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Efforts taken to ensure that the Inventory remains compliant with the City’s AFFH mandate are described further in Section C.4 below.

C.2 Credit Towards RHNA

Before identifying the availability of land to accommodate the city’s 6thth Cycle RHNA, State HCD Guidance provides that the RHNA can be accommodated by looking at both projects that are currently in the development pipeline and by considering alternative means of meeting the RHNA.

Projects that have been approved, permitted, or receive a Certificate of Occupancy during the projection period (June 30, 2022 to December 15, 2030) can be credited toward the 6th cycle RHNA. It should be noted that the projection period differs from the planning period – while the planning period is the time between housing element due dates, the projection period is the time period for which the regional housing need is calculated.

According to State HCD, in order to credit units that are affordable to very-low-, low-, and moderate-income households toward the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following:

- Actual sales prices;
- Actual rents; or
- Subsidies, financing, or other mechanisms that ensure affordability (e.g., the development used funding from the state Multifamily Housing Program, federal HOME program, or low-income housing tax credits).

Pursuant to Government Code Section 65583.1, a variety of alternative methods may also be used to satisfy the RHNA. This includes projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households. This

section discusses the capacity of each method to credit residential development towards the RHNA, summarized in Table C-3 below.

Table C-3: Credit Towards the 2023-2031 RHNA

	Very-Low- Income	Low-Income	Moderate- Income	Above- Moderate- Income	Total (units)
6th Cycle RHNA	6,511	3,750	4,457	11,533	26,251
6th Cycle RHNA + 15% Buffer	7,488	4,313	5,126	13,263	30,189
Pipeline Projects	1,206 1,206	1,499 1,499	1,821 1,821	9,931 9,931	12,813 12,813
Projected ADUs	692	692	394	0	1,978
Adequate Sites Alternative	80	0	0	2	82
Total Credits	1,924 1,924	2,163 2,163	775 775	9,772 9,772	14,634 14,634
Remaining Housing Need	4,533 4,533	1,559 1,559	3,681 3,681	1,600 1,600	11,373 11,373

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

PIPELINE PROJECTS

Pipeline projects are those projects that have already received an approved planning permit that have not yet applied for a building permit; are currently seeking a building permit; or have already received an approved building permit and will likely be completed during the projection period. Where there are pipeline projects located on Inventory sites, actual proposed densities and affordability levels are reflected. Unit affordability levels within a project are proposed by the developer and then reviewed by both the Planning and Building Department and Oakland HCD to assess whether the unit mix conforms with State law and local regulations, as related to density bonus projects. Other projects that have applied for planning approval, submitted a pre-application, or are otherwise under review are discussed as opportunity sites below.

Pipeline projects are spread across the city, with the majority of new capacity in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. See Figure C-2 for the location and affordability of these pipeline projects. The affordability of pipeline units was determined based on the affordability levels or projected rents specified on the project proposal as approved by the City. Approximately 20.9 percent of pipeline capacity is affordable for lower-income households, while ~~5.3~~ 5.31.4 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. Table C-5a below provides information on each pipeline project that have received entitlements but have not yet applied for a building permit, Table C-5b provides information on pipeline projects that have received entitlements and are actively seeking a building permit or have been issued a permit, and Table C-6 provides a summary of the residential capacity of one- and two-unit pipeline projects. The full list of one- and two-unit pipeline projects is available in the full Inventory in Table C-26.

The status of pipeline projects is pulled directly from the City's Accela permitting system. "Approved" and "Approved-Pending Appeal" have received entitlement and approval from City Council. Projects designated "Approved-Pending Appeal" should be considered approved, as Oakland's appeal period is only ten days after issuance – this designation is maintained to retain consistency with the City's records. While there are various planning approval statuses, as shown in Table C-4, this sites inventory only includes projects that are Approved and Approved-Pending

Appeal for maximum likelihood of development. For building permits, all projects are considered highly likely to be completed within the planning period, especially as expired permits can be reinstated up to three years after issuance. A survey of projects approved in 2015 shows that 98.6 percent of these projects were built in eight years. Thus, realistic capacity for pipeline projects is taken directly from provided from building permit applications. Other pre-application and early-stage projects with planning permits are described in 'Potential Development Projects.'

Expected completion dates are estimates provided by Planning staff based on typical project timelines; all pipeline projects are estimated to be available within the Housing Element planning period (completed by 2031). Pipeline projects with lower income units (including extremely-low, very-low, low-, and moderate-income units) have either been entitled as a density bonus project, which requires lower-income unit affordability as part of development approval and construction concurrently with market rate units; or have deed restriction agreements either in progress or in place. Housing Action Plan 3.3.19 establishes a coordination system to coordinate tracking units with Development Services staff to ensure that as projects are developed, there is adequate capacity available citywide to meet RHNA targets and no net loss requirements.

Table C-4: Planning and Building Permit Descriptions

Type of Permit	Permit Status	Description
Planning Permit	Approved	Planning entitlement was approved by Planning Commission and/or City Council.
	Approved - Pending Appeal	Project was approved by Planning Commission and/or City Council. The City's appeal period is only 10-days following issuance of planning approval. Projects with this status that are over 10 days past the approval status date should be considered approved. This status is maintained to retain consistency with the City's record keeping.
	Assigned	Project application was submitted and assigned to a Planner for review.
	Complete	Project or application is complete and moving forward for review by Planning Commission and/or City Council.
	Extended	Project application received planning approval from Planning Commission or zoning entitlements, but permit expired and applicant requested an extension.
	Filed	Project application was submitted to the City by applicant and fees are paid.
	Incomplete	Project was assigned to a Planner, but application lacked sufficient information to process or partial fees were paid and application status was changed from "Under Review" to "Incomplete."
	Under Review	Planner is reviewing the project application.
Building Permit	Permit Reinstated, Reinstated	After building permits are issued, the permit will become inactive if no inspection activity initiated by the applicant occurs for 180 days and the permit will expire after 730 days of inactivity as per California Building Code. Permits may become inactive or expire due to factors such as construction delays, labor or supply shortages, and/or the scale of the project itself. Once the applicant pays a fee to the City, the City will reinstate an active building permit.
	Permit Issued, Issued	The permit is approved and active. The applicant can begin construction and schedule inspection anytime they are ready.
	Permit Expired	The building permit is expired. Building permits expire if no inspection activity initiated by the applicant occurs for 730 days, as per California Building Code. Issued permits may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	Application Inactive	The building permit application is considered inactive after 180 days of no activity from the applicant, due to issues such as insufficient documentation, payment of fees, etc. Permit applications may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	On Hold - Fee Due	The issuance of the permit is on hold, requiring applicant action to address payment of fees. Once fees are paid and the applicant meets all the documentation requirements, the building permit will be issued.
	Permit on Hold	The issuance of the permit is on hold requiring applicant action to address issues such as insufficient documentation, payment of fees, or missing required submittals from applicant including regulatory agreements, Construction Management Plans, recycling requirement, etc.
	Final Check - On Hold	The last step prior to building permit issuance is Final Check by the City and it is on hold due to incomplete status for one or more of the following: verification of stamped plans, required standard reviews by City, fees paid, required submittals from applicant, etc.

Source: City of Oakland, Building & Planning, October 2022

Table C-5a: Pipeline Projects Capacity, Planning Permits

Record ID	Status ¹	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	Not Available	Vacant	2.16930637	D-OTN	#N/A	175	#N/A	12/31/2026	0	0	0	0	380
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	HCD/HSD deed restricted project.	General Commercial	0.16991634	CBD-X-2	217.8	335	154%	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	Density Bonus	Mixed Uses - Residential	0.11478504	CN-3-35	79.2	78	99%	12/31/2025	0	0	1	0	8
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	Density Bonus	General Commercial	0.23192577	CN-2-45	96.8	116	120%	12/31/2025	0	0	3	0	24
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	Density Bonus	Vacant	0.11533745	RU-5-45	96.8	87	90%	12/31/2025	0	0	0	1	9
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	Not Available	General Industrial	0.27995071	HBX-2-NA	46.8	36	76%	12/31/2025	0	0	0	0	10
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	Not Available	Single Family Residential	0.1377415	S-1	#N/A	145	#N/A	12/31/2025	0	0	0	0	20
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	Not Available	Parking Lot	0.11704687	CC-2-60	116.2	77	66%	12/31/2024	0	0	0	0	9
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	Density Bonus	Vacant	0.61239394	RM-2-NA	17.4	122	703%	12/31/2024	0	30	44	0	1
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	Density Bonus	Vacant	0.27748517	CC-2-75	158.4	195	123%	12/31/2025	0	3	0	0	51
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800400, 032 210800500, 032 210802900, 032 210802801	HCD/HSD deed restricted project	Multi Family Residential	1.1594117	RM-4-NA	39.6	94	237%	12/31/2026	0	108	1	0	0
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007 059400504	Not Available	Duplex/Two Units	0.15270782	HBX-2-NA	46.8	20	42%	12/31/2023	0	0	0	0	3
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	HCD/HSD deed restricted project	Religious/Institutional	0.63679686	CN-3-45	96.8	94	97%	12/31/2024	0	0	60	0	0
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038 317708400, 038 317708500	Not Available	Vacant	0.21033547	RM-3-NA	29.0	14	49%	12/31/2023	0	0	0	0	3
PLN20068	Extended	9/23/2021	325 7TH ST, Oakland, CA 94607	001 018900700, 001 018900800, 001 018900900, 001 018901300, 001 018901401, 001 018900300, 001 018900400, 001 018900600, 001 018900500	Not available	Vacant	0.82	D-LM-2-LM-275	396.0	463	117%	12/31/2027	0	0	0	0	380
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008 062503200, 008 062503401	Density Bonus	Vacant	0.3267062	CBD-P-6	484.0	680	140%	12/31/2026	0	0	35	0	187

Record ID	Status ¹	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
					Regulatory Agreement Recorded												
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	Density Bonus	Religious/Institutional	0.89198863	RU-4-45	96.8	31	32%	12/31/2025	0	0	5	0	23
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	Not Available Regulatory Agreement Recorded	Vacant	0.13774167	C-45-NA	145.2	276	190%	12/31/2024	0	3	0	0	35
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	Not Available	Vacant	0.10596554	CN-3-45	96.8	94	97%	12/31/2025	0	0	0	0	10
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001 016900100, 001 017100200	HCD/HSD deed restricted project	Parking Lot	2.7607272	D-LM-2-LM-275	396.0	202	51%	12/31/2027	51	72	74	36	324
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	Not Available	Single Family Residential	0.17217869	RU-2-NA	54.5	17	32%	12/31/2022	0	0	0	0	3
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	Not Available	Single Family Residential	0.13684757	RU-2-NA	54.5	22	40%	12/31/2022	0	0	0	0	3
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009 068401100, 009 068401201, 008 064700200	Density Bonus	Multi Family Residential	1.31721477	CBD-C-6	484.0	171	35%	12/31/2026	0	15	0	0	210
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	Not Available	Vacant	0.56910475	RM-2-NA	17.4	21	121%	12/31/2025	0	0	0	0	12
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028 090902400	Not Available	Single Family Residential	0.15031763	RM-3-NA	29.0	20	69%	12/31/2023	0	0	0	0	3
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	Density Bonus	Single Family Residential	0.1412193	RU-2-NA	54.5	78	143%	12/31/2024	0	1	0	0	10
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	Not Available	Single Family Residential	0.17612242	RM-3-NA	29.0	17	59%	12/31/2022	0	0	0	0	3
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	Density Bonus	Multi Family Residential	0.18034677	RU-3-NA	96.8	61	63%	12/31/2024	0	0	1	0	10
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	Density Bonus	Vacant	0.12974167	RU-5-45	96.8	123	127%	12/31/2025	1	0	0	0	15
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	Not Available	General Industrial	0.24104887	CIX-2	#N/A	17	#N/A	12/31/2022	0	0	0	0	4
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	Not Available	Office	0.22210834	CBD-C-7	484.0	486	100%	12/31/2024	0	0	0	11	97
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012 100001500	Not Available	Parking Lot	0.09071138	CC-2-60	116.2	232	199%	12/31/2023	0	0	0	0	21
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	Not Available	General Industrial	2.2478782	CIX-1A/S-19	#N/A	5	#N/A	12/31/2024	0	0	0	0	12
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025 071900701	HCD/HSD deed restricted project	Parking Lot	0.74572957	CC-2-75	158.4	102	64%	12/31/2023	0	47	28	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012 096400700, 012 096400400, 012 096400500, 012 096400600	HCD/HSD deed restricted project	Vacant - Public	0.48880117	CN-3-60	116.2	158	136%	12/31/2023	0	38	38	1	0

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Record ID	Status ¹	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	Not Available	Vacant	0.23016218	CN-3-60	116.2	35	30%	12/31/2024	0	0	0	0	8
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005 043301805, 005 043301806	Density Bonus	Vacant	1.41401456	RM-4-NA	39.6	62	155%	12/31/2023	0	0	12	0	75
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044 508018000, 044 508017900	Not Available	Vacant	9.6643227	HBX-1-NA	43.6	41	95%	12/31/2027	0	0	0	0	399
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	Not Available	Single Family Residential	0.12398451	RM-3-NA	29.0	32	111%	12/31/2022	0	0	0	0	4
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	Density Bonus	Utilities	5.01939778	S-15W-100	193.6	152	78%	12/31/2026	79	11	148	2	522
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	Density Bonus	Office	0.51087234	D-BV-2-250	229.3	538	235%	12/31/2025	0	12	0	0	263
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	Not Available	Office	0.64871213	CBD-P-7	484.0	473	98%	12/31/2026	0	0	0	0	307
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	Not Available	Duplex/Two Units	0.21865425	RM-2-NA	17.4	14	79%	12/31/2022	0	0	0	0	3
PLN18252	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006 004700101	HCD/HSD deed restricted project	Vacant	4.65474338	CIX-1B/S-19	#N/A	68	#N/A	12/31/2027	0	0	101	0	215
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	Awarded City affordable housing funds	Religious/Institutional	0.49626392	RM-4-NA	39.6	101	254%	12/31/2022	0	49	0	1	0
PLN18082	Permit Issued (B1901911)	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	Not Available	Vacant	0.19287866	CBD-X-4	484.0	456	94%	12/31/2022	0	0	0	0	88
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	Density Bonus Regulatory Agreement Recorded	Vacant	3.02374515	S-15W-160	193.6	341	176%	12/31/2025	0	85	0	0	947
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	Density Bonus	General Commercial	0.54670241	CC-2-45	96.8	82	85%	12/31/2022	0	2	0	0	43
PLN17281	Approved	12/11/2018	601 MACARTHUR BLVD, Oakland, CA 94610	023 042700100, 023 042700200, 023 042700803	Not Available	Vacant	0.47001039	RU-2-NA	54.5	53	98%	12/31/2022	0	0	0	0	25
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009 068904001	Not Available	Vacant	0.32727713	RU-5-45	96.8	12	13%	12/31/2023	0	0	0	0	4
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	Awarded City affordable housing funds on 6/7/22 pursuant to Resolution No. 89241 CMS.	General Commercial	0.34836734	RU-5-75	158.4	172	109%	12/31/2022	0	15	44	1	0
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008 065101801	Density Bonus	Vacant	0.58445652	CBD-C-7	484.0	611	126%	12/31/2027	0	20	0	0	337

Record ID	Status ¹	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008 064500400, 008 064500500	Not Available	General Commercial	0.23569944	CBD-P-6	484.0	484	100%	12/31/2026	0	0	0	0	114
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	Not Available	Mixed Uses - Residential	3.14163677	CBD-P-7	484.0	126	26%	12/31/2024	0	0	0	0	395
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047 550902000	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	3.91713453	CC-2-60	116.2	100	86%	12/31/2024	0	0	393	0	0
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041 415301302	Density Bonus	Multi Family Residential	0.46578452	S-15-60	116.2	127	109%	12/31/2023	0	58	0	1	0
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	Density Bonus	Multi Family Residential	0.32966266	CN-2-45	96.8	121	125%	12/31/2024	0	0	4	0	36
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	Not Available	Parking Lot	0.46202915	D-BV-2-250	229.3	483	211%	12/31/2024	0	0	0	0	223
PLN15378-PUDF03, PLN15378-PUDF04	Approved	11/29/2021	8750 MOUNTAIN VIEW, OAKLAND	043A467500323	Not Available	Vacant	163.59923	RH 4 NA	1 per lot	1	100%	12/31/2025	0	0	0	0	112
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008 062403500, 008 062403600	Density Bonus	Office	0.36522615	CBD-P-2	217.8	460	211%	12/31/2023	0	7	0	0	161
PLN21037, PLN19247	Approved	12/2021	820 W MACARTHUR BLVD, Oakland, CA 94608	012 095900903	Density Bonus	Vacant	0.51	RU-5-60	116.16	81.7	36%	12/31/2025	0	0	0	27	65
PLN20021, PLN20022, PLN20023, PLN21005	Approved	8/26/2021	345 51ST ST, Oakland, 94609	013 113704505	Not Available	Vacant	0.32	RM-1-NA	1 per lot	24.8	400%	12/31/2025	0	0	0	0	4
CMDV13321-R01-R01, ZP200113	Approved-Pending Appeal	7/14/2022	2805 PARK BLVD, Oakland, 94610	023 040403100	Density Bonus	Multifamily Residential	0.28	RU-2-NA	54.45	140.5	73%	12/31/2024	0	0	0	4	16
Total:													131	707576	992	102	6,1756,154
Percent of RHNA:													17.816.6%	2.3%	53.43.5%		

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. Please see Table C-4 for Planning Permit Status Description
2. "Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units' affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.

Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, 2022

Table C-5b: Pipeline Projects Capacity, Building Permits

Record ID	Status ¹	Status Date	Project Address	APN(s)	Affordability Mechanism ²	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	Not Available	General Industrial	0.19191389	RM-4-NA	39.6	31	79%	12/31/2023	0	0	0	0	6
RBI903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	Not Available	Duplex/Two Units	0.13753004	RM-2-NA	17.4	29	167%	12/31/2022	0	0	0	0	4

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Record ID	Status ¹	Status Date	Project Address	APN(s)	Affordability Mechanism ²	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	Not Available	Duplex/Two Units	0.22958466	RU-4-45	96.8	17	18%	12/31/2022	0	0	0	0	4
B2201034	Application Inactive	9/26/2022	2400 ADELIN ST, Oakland, CA 94607	005 043601102	Not Available	General Industrial	0.54508098	HBX-4-NA	54.5	53	98%	12/31/2025	0	0	0	0	29
B2200276	Application Inactive	7/20/2022	685 9TH ST, Oakland, CA 94607	001 021704800	Density Bonus	General Industrial	0.35392396	CBD-R-2	217.8	331	152%	12/31/2026	0	0	0	35	82
B2200158	On Hold - Fee Due	7/10/2022	520 31ST ST, Oakland, CA 94609	009 071500800	Not Available	Multi Family Residential	0.13213521	RU-2-NA	54.5	53	97%	12/31/2025	0	0	0	0	7
B2105280	Application Inactive	6/17/2022	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	Density Bonus	Parking Lot	0.17448341	CBD-C-6	484.0	556	115%	12/31/2024	0	97	0	0	0
B2104948	Permit Issued	10/6/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	Not Available	Vacant	2.56628641	D-WS-8-NA	131.2	92	70%	12/31/2026	0	0	0	0	235
B2104693	Permit Issued	10/25/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	Not Available	Office	0.57112332	RM-4-NA	39.6	32	80%	12/31/2025	0	0	0	0	18
B2104424	Issued	3/4/2022	316 12TH ST, Oakland, CA	002 006300700	Density Bonus Regulatory Agreement Recorded	General Commercial	0.21700451	D-LM-4-LM-85	193.6	124	64%	12/31/2025	0	0	3	0	24
B2104072	Permit Issued	10/24/2022	2201 Brush Street, Oakland, CA	003 002501100, 003 002501000	HCD/HSD deed restricted project Regulatory Agreement Recorded	Vacant	0.40176714	CC-2-75	158.4	147	93%	12/31/2025	33	17	8	0	1
B2103682	Permit Issued	4/13/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	Density Bonus Regulatory Agreement Recorded	Vacant	0.91003863	CN-2-45	96.8	212	219%	12/31/2026	0	0	154	39	0
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	HCD/HSD deed restricted project	General Industrial	0.41867824	D-OTN	#N/A	50	#N/A	12/31/2025	1	10	7	3	0
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	Density Bonus	Vacant	0.23303082	CC-2-75	158.4	202	127%	12/31/2024	0	5	0	0	42
B2102751	Permit Issued	6/30/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	0.43578966	RU-4-45	96.8	131	135%	12/31/2025	0	0	5	0	52
B2102566	Final Check - On Hold	4/16/2022	2116 BRUSH ST, Oakland, CA 94612	003 002300802, 003 002300501, 003 002300601, 003 002300701, 003 002300802, 003 002300902, 003 002301002, 003 002301102	Density Bonus	Vacant	0.44295613	CC-2-75	158.4	237	150%	12/31/2026	53	0	52	0	0
B2101920	Permit On Hold	4/13/2022	0 7TH ST, Oakland, CA 94607	006 001701700, 006 001701800, 006 001701900, 006 001702000, 006 001702100, 006 001702200	Density Bonus Regulatory Agreement Recorded	Public	0.71428411	RM-2-NA	17.4	111	635%	12/31/2025	0	19	59	1	0
B2100632	Reinstated	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067001500, 008 067001600, 008 067001800, 008 067000100	Density Bonus	Parking Lot	0.51238222	D-BV-1-NA	348.5	644	185%	12/31/2026	0	15	0	0	315
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	Not Available	Vacant	2.46296291	D-OTN	#N/A	145	#N/A	12/31/2025	0	0	0	0	356
B2100090; B2100106;	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	Not Available	General Industrial	0.43045361	HBX-2-NA	46.8	35	74%	12/31/2022	0	0	0	0	15

Record ID	Status	Status Date	Project Address	APN(s)	Affordability Mechanism ²	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI	
B2100107; B2100108																		
B2003769	Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	Not Available	Duplex/Two Units	0.17209533	RM-3-NA	29.0	17	60%	12/31/2022	0	0	0	0	3	
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500, 044 496700701, 044 496700900	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	0.74709597	CN-3-60	116.2	74	63%	12/31/2023	14	40	0	0	1	
B2003445; B2003446; B2003447; B2003448	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	Not Available	General Industrial	0.91613011	RU-4-45	96.8	32	33%	12/31/2023	0	0	0	0	29	
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	Not Available	Multi Family Residential	0.29384523	RM-3-NA	29.0	14	47%	12/31/2023	0	0	0	0	4	
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	Not Available	Vacant	0.36802846	HBX-4-NA	54.5	35	65%	12/31/2023	0	0	0	0	13	
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	Not Available	General Industrial	0.45746017	CIX-1A/S-19	#N/A	28	#N/A	12/31/2023	0	0	0	0	13	
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	Not Available	Single Family Residential	0.14181835	HBX-1-NA	43.6	42	97%	12/31/2023	0	0	0	0	6	
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	HCD/HSD deed restricted project Regulatory Agreement Recorded	Parking Lot Single Family Residential - Attached	2.15817737	S-15-90	193.6	84	43%	12/31/2024	46	29	104	0	2	
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A316620100	Not Available	Single Family Residential - Attached	2.64666694	RM-3-NA	29.0	2	8%	12/31/2023	0	0	0	0	6	
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	Density Bonus Regulatory Agreement Recorded	General Industrial	0.09641797	RU-4-45	96.8	83	86%	12/31/2023	0	0	0	1	7	
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	Not Available	Vacant	2.05412422	D-OTN	#N/A	184	#N/A	12/31/2025	0	0	0	0	378	
B1905546	Permit Issued	6/2/2022	389 9th Ave, Oakland, CA	018 046501200	HCD/HSD deed restricted project	Multi Family Residential	2.30774915	D-OTN	#N/A	54	#N/A	12/31/2025	47	18	58	0	1	
B1905536	Permit Issued	8/5/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	Density Bonus Regulatory Agreement Recorded	Vacant	0.88661658	CN-3-60	116.2	87	75%	12/31/2025	0	22	54	1	0	
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	Not Available	Vacant	1.43563525	D-OTN	#N/A	162	#N/A	12/31/2023	0	0	0	0	232	
B1902249	Permit Reinstated	3/14/2022	412 MADISON ST, Oakland, CA 94607	001 016300100	Not Available	General Industrial	0.17226338	C-45-NA	145.2	911	628%	12/31/2025	0	0	0	0	157	
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602800, 012 098602501	Density Bonus Regulatory Agreement Recorded	Vacant	0.54048944	CN-2-35	79.2	105	133%	12/31/2022	0	6	0	0	51	
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	Not Available	General Commercial	0.28692734	CC-2-75	158.4	401	253%	12/31/2024	0	0	0	0	115	
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	Not Available	Vacant	0.46080362	CBD-P-7	484.0	484	100%	12/31/2025	0	0	0	0	223	

Record ID	Status ¹	Status Date	Project Address	APN(s)	Affordability Mechanism ²	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI	
BI802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	Not Available	Mixed Uses - Residential	0.67914157	D-BV-1-NA	348.5	106	30%	12/31/2023	0	0	0	0	72	
BI703245; BI704331	Permit Expired	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	1.37780508	D-LM-3-LM75	#N/A	316	#N/A	12/31/2025	0	27	0	0	409	
BI606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	Not Available	Vacant	0.01002808	S-15-90	193.6	1296	670%	12/31/2023	0	0	0	0	13	
BI604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	Not Available	Vacant	0.37007121	RU-5-60	116.2	105	91%	12/31/2023	0	0	0	0	39	
BI604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	Not Available	General Commercial	0.30424301	D-BV-3-85	158.4	339	214%	12/31/2026	0	0	0	0	103	
BI604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	Not Available	Mixed Uses - Residential	0.3947733	D-BV-3-85	158.4	172	109%	12/31/2023	0	0	0	0	68	
BI603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	Not Available	Mixed Uses - Residential	0.97288586	D-BV-1-NA	348.5	416	119%	12/31/2026	0	0	0	0	405	
BI505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	Not Available	Vacant	0.78315871	HBX-2-NA	46.8	60	128%	12/31/2023	0	0	0	0	47	
	On Hold-Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	Not Available	General Industrial	0.20083280	HBX-1-NA	43.6	45	104%	12/31/2025	0	0	0	0	9	
RB1802925, RB1802926, RB1802927, RB1802928, RB1802929, RB1802930	Permit Expired	5/22/2022	1608 32ND ST OAKLAND 94608	007 059801700	Not Available	Vacant	0.06212993	HBX-2-NA	46.8	100	213%	12/31/2023	0	0	0	0	6	
TOTAL:													194	305 449	504	80 1.8	3,602 36.93	1.2%

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. Please see Table C-4 for Planning Permit Status Description

2. "Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units' affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.

Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, 2022

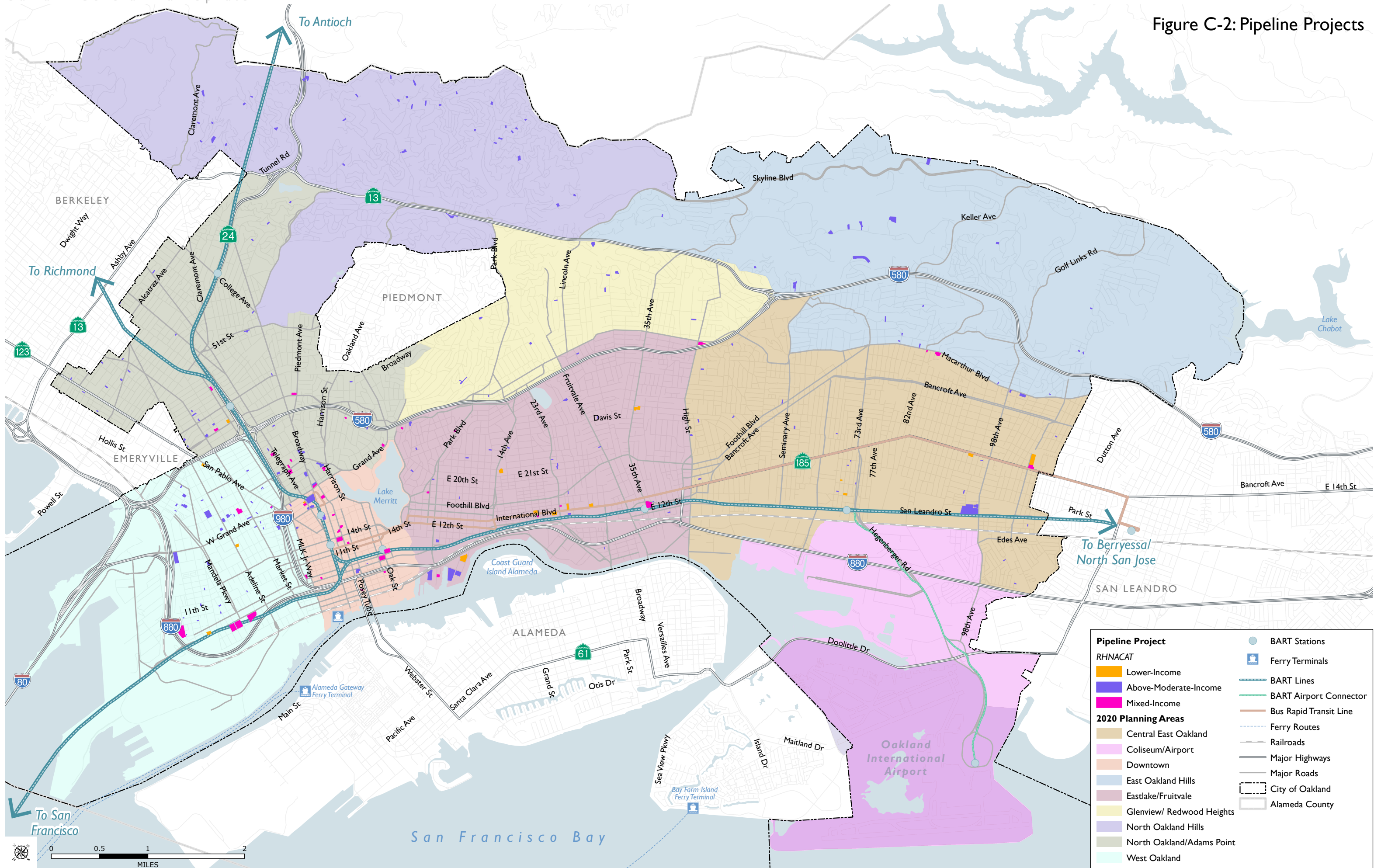
Table C-6: Summary of One- and Two-Unit Pipeline Project Capacity

Income Category	Number of Projects	Unit Count
Extremely-Low-Income	0	0
Very-Low-Income	0	0

<i>Income Category</i>	<i>Number of Projects</i>	<i>Unit Count</i>
Low-Income	0	0
Moderate-Income	0	0
Above-Moderate-Income	143	157

Source: City of Oakland, Building & Planning, November 2022; Dyett & Bhatia, 2022

Figure C-2: Pipeline Projects



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

PROJECTED ACCESSORY DWELLING UNITS

Since 2017, the State has continued to pass and implement laws that have removed obstacles to the construction of Accessory Dwelling Units (ADUs) and increased their development potential. Like other California cities, Oakland has continued to amend its Planning Code to remain compliant with new ADU development regulations. The City has seen continued interest in ADU development and has continued to approve building permits for ADU development.

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA. To determine the potential of ADU development during the 6th cycle, the City has analyzed building permit approval patterns since 2018. Table C-7 below shows ADU permits issued from 2018 to 2021, during which an average of approximately 247 permits were issued annually. Over the course of the upcoming eight-year planning period, the City anticipates the development of ADUs at least at the same pace as recent approvals, or 1,978 total ADUs (about 247 average permits per year times eight years). This is a conservative estimate, which is likely impacted by the drop in ADU approvals during the onset of the COVID-19 pandemic—as evidenced by the drop off between 2019 and 2020—and does not account for potential increased development capacity as restrictive regulations continue to be eased.

Table C-7: Annual ADU Approvals, 2018-2021

<i>Year</i>	<i>ADU Building Permits Issued</i>
2018	252
2019	289
2020	174
2021	274
Total Units Permitted	989
Annual Average	247.25
Projected ADU Development (2023-2031)	1,978

Source: State HCD, Annual Progress Reports, 2018-2021

As an alternative housing model, ADUs can often be a potential source of affordable housing. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.⁴ According to the survey, all ADUs are considered affordable to moderate- or lower-income households. Although the survey had limited responses to the question regarding monthly rent, it provides useful local information on ADU affordability in Oakland and is used to estimate the breakdown of projection affordability. To ensure that affordability projects are realistic, the affordability breakdown is further modified based on regional technical assistance provided by ABAG. Table C-8 below summarizes the estimated proportion of ADUs affordable to each income level and the projected number of ADUs by affordability during the planning period. Housing Action Plan actions also seek to implement new ADU standards that streamline approvals to address unpermitted units (Action 3.4.9), provide financial incentives for lower-income

⁴ This survey was conducted in preparation of the “Oakland ADU Initiative: Existing Conditions and Barriers Report,” which was published January 2020 and revised June 2020. There were 56 responses to the question “How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark \$0.”

homeowners to legalize ADUs (Action 3.2.4); reduce constraints to development of ADUs (Action 3.2.5); and monitor affordability of permitted ADUs (Action 3.2.6).

Table C-8: Projected ADU Capacity by Affordability Level, 2023-2031

<i>Income Level</i>	<i>Local Affordability Breakdown</i>	<i>Regional Affordability Breakdown</i>	<i>Modified Affordability Breakdown</i>	Projected ADU Capacity
Very-Low-Income	45.9%	30.0%	35.0%	692
Low-Income	45.9%	30.0%	35.0%	692
Moderate-Income	8.1%	30.0%	30.0%	593
Above-Moderate-Income	0.0%	10.0%	0.0%	0
Total Units	100.0%	100.0%	100.0%	1,978

Source: Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020); ABAG, Technical Assistance – Using ADUs to Satisfy RHNA, 2022; State HCD, Annual Progress Reports, 2018-2021

ADEQUATE SITES ALTERNATIVE

According to State HCD, under limited circumstances a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.⁵ These limited circumstances include sites that are:

- Substantially rehabilitated;
- Located on a foreclosed property or in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental;
- Units in a motel, hotel, or hostel that are converted from nonresidential to residential and made available for people experiencing homelessness as part of a long-term recovery response to COVID-19;
- Preserved at levels affordable to low- or very-low-income households, where the local government has provided those units with committed assistance; or
- Preservation of mobile home park through acquired spaces.

According to Oakland HCD’s 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. Table C-9a below presents projects in which the City has committed assistance through a legally enforceable agreement such that the projects can be used to meet the RHNA. As indicated in the footnotes, the City will provide committed assistance for the duration of the RHNA period, and funds are indicated in the “Funding Sources” column. Both properties represent conversions of hotels to permanent housing for Oaklanders experiencing homelessness, largely funded by

⁵ Further specific conditions that sites included under this option must meet are provided by State HCD on their website: <https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml>

Project Homekey grants. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units.

The City anticipates that additional units will be created through the 2023-2031 planning period through further opportunities for preservation and rehabilitation Notices of Funding Availability, Acquisition and Conversion to Affordable Housing (ACAH) Program Notices of Funding Availability, and future Project Homekey grants. However, only projects that already have committed assistance at the time of this Housing Element’s adoption can be utilized under the Adequate Sites Alternative requirements.

Table C-9a: Adequate Sites Alternative Capacity

Project Name	Project Address	APN	Project Type	Funding Sources	Unit Count			
					Very-Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income ³
Piedmont Place ^{1,2}	55 MacArthur Blvd	010 08130080	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	44	0	0	1
Coliseum Way ¹	4801 Coliseum Way	034 22950160	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	36	0	0	1
Total					80	0	0	2
Percent of RHNA					1.2%	0.0%	0.0%	0.02%

1. Per FY2023 MTW Annual Plan, OHA plans to fund a local capitalized operating agreement for a 15-year term for project Homekey funding recipients. Project opening dates are projected to be November 2022.

2. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022.

3. Above-moderate-income units include manager’s units.

Source: City of Oakland, 2022; Oakland Housing Authority, Draft Making Transitions Work Annual Plan. FY 2023

Table C-9b. Adequate Sites Alternative Requirements

Project Name	Homekey Project Status	Developer/ Owner; Property Manager; Service Provider	Project Address	Project Type	Target Population	Total Units	# Homeless Units	Chronically Homeless Units	# Homeless Youth Units	Homekey Capital Award	Homekey Operating Award	City Match Funding
Piedmont Place	Awarded Homekey Funds 3/28/22. Entered into State CA HCD Standard Agreement, a City Grant Agreement, Deed of Trust, and 55-year Regulatory Agreement on 8/21/2022	Memar Properties, Inc (MPI Homes) and Bay Area Community Services (BACS) Service Provider: BACS Housing Corp	55 Macarthur Blvd, Oakland, CA 94610	Acquisition and rehab of existing hotel near Piedmont Avenue	Chronically Homeless. Est. opening date: early 2023.	45	44	44	0	\$12.98M	\$1.89M	Capital: \$3.3M Operating: \$3.35M
Inn by the Coliseum	Awarded Homekey Funds 5/17/22. Entered into a Standard Agreement with the State HCD and we will enter into a Regulatory Agreement, Grant Agreement, and Deed of Trust within 2-3 months. Date of HCD agreement is 8/25/2022.	Danco Communities Danco Property Management Service Provider: Operation Dignity, Inc.	4801 Coliseum Way, Oakland, CA 94601	Acquisition and Rehab of existing hotel near Coliseum	Chronically Homeless, Homeless Special Needs. Est. opening date: mid- late 2023.	37	36	6	0	\$10.02M	\$1.33M	Capital: \$4.2M Operating: \$6.35M

Source: City of Oakland, 2022

C.3 Availability of Land to Address the Remaining RHNA

Oakland has very few vacant or “greenfield” sites available for additional housing. Further, development is constrained by environmental conditions—including wildfire risk in the hills and hazards in and near industrial lands—as discussed in Appendix F. However, the City has a long track record of encouraging infill and high density projects, and there are many opportunities for these types of projects across Oakland. This section provides an overview of the Inventory’s residential capacity beyond the RHNA credits described above, as well as a discussion of the methodology behind realistic capacity assumptions and opportunity site selection. Table C-10 below summarizes the residential capacity available on opportunity sites. The complete 2023-2031 Inventory is provided in Table C-26 [at the end of the appendix in an Excel file](#) and in Figure C-1 above.

Table C-10: Summary of Opportunity Site Residential Capacity

	Very-Low-Income ¹	Low-Income ¹	Moderate-Income	Above-Moderate-Income	Total Units
6th Cycle RHNA	6,511	3,750	4,457	11,533	26,251
6th Cycle RHNA + 15% Buffer	7,488	4,313	5,126	13,263	30,189
Remaining Housing Need ²	4,533	4,533	1,559	1,559	11,373
Potential Development Projects ⁴					
Vacant	413	1,332	194	5,417	7,357
Non-Vacant	182	787	232	1,201	2,193
Available 5th Cycle RHNA		929	3,997	688	5,614
Vacant		232	596	33	622
Non-Vacant		906	3,401	685	4,992
New Opportunity Sites		5,440	1,021	2,456	8,917
Vacant		142	218	0	360
Non-Vacant		5,298	803	2,456	8,557
Total Capacity	12,283	5,988	18,495	36,766	12,283
Capacity Shortfall(-) / Surplus(+)³		+2,021	+1,531	+6,961	+10,515

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Remaining housing need is the difference between the RHNA and the units credited towards the RHNA through pipeline projects, ADU projections, and adequate alternative sites.

3. Capacity shortfall/surplus is the difference between the remaining housing need and the total residential capacity of opportunity sites.

4. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, *Final RHNA Plan, December 2021*; *City of Oakland, 2022*; *Dyett & Bhatia, 2022*

SITE DEVELOPMENT CAPACITY

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. In order to calculate realistic capacity in Oakland, a survey of recently constructed and approved projects from 2018 through 2021 was conducted to understand current and ongoing residential development patterns. Completed projects were derived from 2018-2020 Annual Progress Reports (APRs) and Accela records pulled in March 2022 for completed and entitled projects in 2021. This includes some pipeline projects.

The amount of density provided in each project was compared to the maximum density as allowed by the applicable zoning designation, and then stated as a percentage of meeting the maximum allowable density. Densities are calculated as dwelling units per acre (du/ac). Each project is assigned to its appropriate Planning Area, which is derived from the Oakland Department of Transportation (OakDOT) Geographic Equity Toolbox. The locations of projects included in the survey are shown in Figure C-3 below.

Table C-11a below summarizes the results of this survey and provides realistic capacity estimates for opportunity sites included in the Inventory. Pipeline development projects provide a snapshot of larger projects developed and approved from 2018-2021, and a full table of all projects included in the survey (including completed projects) is shown in Exhibit 1 of this appendix. Realistic capacity is based on the average percentage of maximum permitted density met by developments within Planning Areas by base zone and height area. If a height area of a particular base zone has no recent development history, the average percent of maximum density met for the entire base zone within that Planning Area is assumed. If there is no development history for a base zone within a Planning Area, the average percent of maximum density met of related or similar base zones within the Planning Area is assumed. Finally, if there is no comparable development history within the Planning Area, citywide averages for the base zone and height area are assumed. If development history shows that projects typically exceed the maximum permitted density, then realistic capacity is capped at that maximum density.

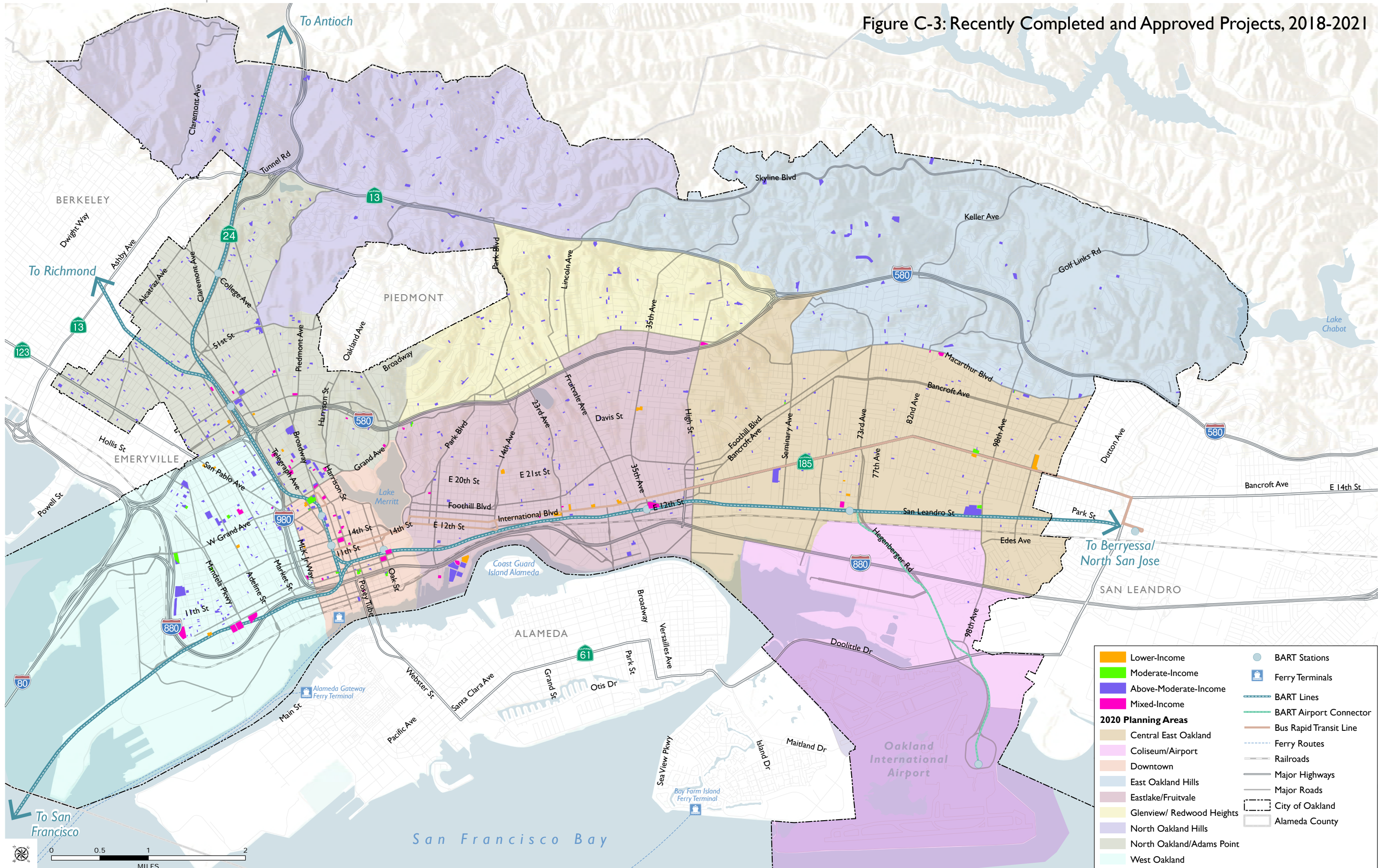
Realistic capacities provided in Table C-11a are applied to sites that do not otherwise include active development applications. These sites are also subject to *additional* capacity modifiers, as shown in Table C-13.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as “potential projects”, at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). Where a site has an ongoing pre-application or planning permit application, or where there is expressed

developer interest or preliminary discussions, a modifier of 0.9 is applied to densities and affordability for the to approximate realistic capacity.

As described in Appendix F: Constraints, Oakland permits housing in almost all zones, with the exception of some industrial zones. Within some commercial zones, such as CN-1, CN-2, CN-3, CC-1, CC-2, CC-3, and some D-BV zones, 100 percent residential projects may be limited to maintain ground floor commercial in commercial districts. Despite this conditioning, several projects in commercial zones have developed from 2018 to 2021, and realistic capacity assumptions reflect the densities of completed and approved projects in each Oakland neighborhood. Of all pipeline development sites, approximately 25 percent of all project units are within these commercial zones, with many projects far exceeding the maximum capacity, as shown in Table C-11. In addition, future development on parcels within the Housing Sites Overlay Zone will be required to include a majority residential use, and will not allow a 100% non-residential use in this overlay.

Figure C-3: Recently Completed and Approved Projects, 2018-2021



■ Lower-Income	● BART Stations
■ Moderate-Income	■ Ferry Terminals
■ Above-Moderate-Income	— BART Lines
■ Mixed-Income	— BART Airport Connector
2020 Planning Areas	— Bus Rapid Transit Line
■ Central East Oakland	— Ferry Routes
■ Coliseum/Airport	— Railroads
■ Downtown	— Major Highways
■ East Oakland Hills	— Major Roads
■ Eastlake/Fruitvale	□ City of Oakland
■ Glenview/ Redwood Heights	□ Alameda County
■ North Oakland Hills	
■ North Oakland/Adams Point	
■ West Oakland	

Table C-1 Ia: Realistic Capacity Assumptions

Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
Central East Oakland					
CC-1	60	No	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CC-2	45	No	96.8	83.9%	81.2
	60	Yes	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
	35	No	79.2	50.9%	40.3
CN-3	45	Yes	96.8	14.7%	14.3
	60	Yes	116.2	53.9%	62.6
CN-4	75	No	158.4	50.9%	80.7
	35	No	79.2	50.9%	40.3
	35*	No	- ¹	- ¹	- ¹
D-CO-1		Yes	335.1	24.1%	80.8
D-CO-2		No	335.1	24.1%	80.8
HBX-1		Yes	43.6	70.6%	30.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot ²	1,050.0%	1 per lot/2 per lot ²
RM-3		Yes	1 per lot/2 per lot ²	100.0%	1 per lot/2 per lot ²
RM-4		Yes	1 per lot/39.6 ²	19.4%	7.7 ²
RU-1		No	39.6	28.6%	11.3
RU-2		Yes	54.5	32.0%	17.4
RU-3		No	96.8	28.6%	27.7
RU-4	45	Yes	96.8	14.9%	14.4
	60	No	116.2	14.9%	17.3
RU-5	35	No	79.2	14.9%	11.8
	45	Yes	96.8	50.6%	49.0
	60	Yes	116.2	15.2%	17.7
	75	No	158.4	15.2%	24.1
S-15	60	Yes	116.2	109.0%	116.2
	75	No	158.4	109.0%	158.4
Coliseum/Airport					

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Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
CN-3	45	No	96.8	81.9%	79.2
D-CO-2		No	335.1	24.1%	80.8
HBX-I		No	43.6	46.7%	20.4
RD-I		Yes	1 per lot	100.0%	1 per lot
RM-I		No	1 per lot	104.2%	1 per lot
RM-3		No	1 per lot/2 per lot ²	140.6%	1 per lot/2 per lot ²
RM-4		No	1 per lot/39.6 ²	85.3%	1 per lot/33.8 ²
Downtown					
C-40		No	96.8	171.4%	96.8
C-45		Yes	145.2	171.4%	145.2
CBD-C	1	No	145.2	88.2%	128.1
	2	No	217.8	88.2%	192.2
	4	No	484.0	88.2%	427.1
	5	No	484.0	88.2%	427.1
	6	Yes	484.0	70.9%	343.3
	7	Yes	484.0	105.5%	484.0
	CBD-P	1	Yes	145.2	98.7%
2		Yes	217.8	48.3%	105.2
6		Yes	484.0	84.3%	407.8
7		Yes	484.0	63.1%	305.4
CBD-R	1	No	145.2	37.3%	54.1
	2	No	217.8	37.3%	81.2
	4	Yes	484.0	37.3%	180.4
	5	No	484.0	37.3%	180.4
	6	No	484.0	37.3%	180.4
CBD-X	1	Yes	145.2	16.6%	24.1
	2	Yes	217.8	80.1%	174.5
	4	Yes	484.0	56.1%	271.5
	6	No	484.0	57.2%	276.7
	7	No	484.0	57.2%	276.7
D-LM-2	LM-45	No	96.8	56.2%	54.4
	LM-85	Yes	193.6	12.0%	23.2
	LM-175	Yes	396.0	79.9%	316.4
	LM-275	Yes	396.0	58.8%	232.9

Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
D-LM-3	LM-175	No	396.0	56.2%	222.7
	LM-275	No	396.0	51.9%	205.7
D-LM-4	LM-45	Yes	96.8	28.3%	27.4
	LM-85	Yes	193.6	64.3%	124.4
	LM-175	No	396.0	47.6%	188.7
	LM-275	Yes	396.0	61.4%	243.2
D-LM-5	LM-85	No	193.6	51.9%	100.6
	LM-175	No	396.0	51.9%	205.7
	LM-275	No	396.0	51.9%	205.7
R-80		No	145.2	89.7%	130.2
S-2		No	145.2	171.4%	145.2
East Oakland Hills					
CC-1	35	No	79.2	1.5%	1.2
	60	Yes	116.2	1.5%	1.7
CC-2	45	No	96.8	1.5%	1.4
CN-3	35	No	79.2	33.1%	26.3
	45	Yes	96.8	33.1%	32.1
	60	No	116.2	33.1%	38.5
CN-4	35*	No	-.1	-.1	-.1
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-1		Yes	1 per lot	100.0%	1 per lot
RH-2		No	1 per lot	100.0%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	127.6%	1 per lot
RM-2		No	1 per lot/2 per lot ²	127.6%	1 per lot/2 per lot ²
RM-3		Yes	1 per lot/2 per lot ²	250.0%	1 per lot/2 per lot ²
RM-4		Yes	1 per lot/39.6 ²	5.1%	None/2.0 ²
RU-4	45	Yes	96.8	21.0%	20.3
	60	No	116.2	21.0%	24.4
RU-5	45	No	96.8	21.0%	20.3
Eastlake/Fruitvale					
CC-1	60	No	116.2	95.2%	110.5

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Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
	75	No	158.4	95.2%	150.7
CC-2	35	No	79.2	95.2%	75.4
	45	No	96.8	95.2%	92.1
	60	Yes	116.2	105.4%	116.2
	75	Yes	158.4	64.3%	101.9
CN-1	45	No	96.8	101.8%	96.8
CN-2	35	No	79.2	101.8%	79.2
	45	Yes	96.8	120.3%	96.8
	75	No	158.4	101.8%	158.4
CN-3	35	Yes	79.2	99.0%	78.4
	45	Yes	96.8	87.0%	84.2
	60	Yes	116.2	74.8%	86.8
	75	No	158.4	101.8%	158.4
CN-4	35	No	79.2	101.8%	79.2
	35*	No	- ¹	- ¹	- ¹
D-CE-3		Yes	62.2	54.5%	33.9
D-CE-4		No	62.2	54.5%	33.9
D-LM-1	LM-85	No	193.6	38.1%	73.8
D-LM-4	LM-275	No	396	61.4%	243.2
D-LM-5	LM-85	No	193.6	38.1%	73.8
HBX-1		Yes	43.56	97.1%	42.3
HBX-2		Yes	46.8	23.6%	11.1
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	112.5%	1 per lot
RM-2		Yes	1 per lot	851.9%	1 per lot
RM-3		Yes	1 per lot/2 per lot ²	98.0%	1 per lot/2 per lot ²
RM-4		Yes	1 per lot/39.6 ²	89.6%	1 per lot/35.5 ²
RU-1		Yes	39.6	43.4%	17.2
RU-2		Yes	54.5	65.2%	35.5
RU-3		Yes	96.8	63.0%	61.0
RU-4	35	No	79.2	85.7%	67.9
	45	Yes	96.8	85.7%	83.0
	60	No	116.2	85.7%	99.6

Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
	90	No	193.6	85.7%	165.9
RU-5	45	No	96.8	74.4%	72.0
	60	No	116.2	74.4%	86.4
S-15	75	No	158.4	36.2%	57.3
	90	Yes	193.6	36.2%	70.1
Glenview/Redwood Heights					
	35	No	79.2	219.1%	79.2
CN-1	45	No	96.8	219.1%	96.8
	60	No	116.2	219.1%	116.2
CN-2	35	No	79.2	219.1%	79.2
	45	Yes	96.8	219.1%	96.8
CN-3	35	No	79.2	219.1%	79.2
	35*	No	-.1	-.1	-.1
	45	Yes	96.8	219.1%	96.8
CN-4	35*	No	-.1	-.1	-.1
RD-1		Yes	1 per lot	102.9%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot ²	75.0%	1 per lot/2 per lot ²
RM-3		Yes	1 per lot/2 per lot ²	253.8%	1 per lot/2 per lot ²
RM-4		No	1 per lot/39.6 ²	134.6%	1 per lot/39.6 ²
RU-4	45	No	96.8	33.4%	32.3
RU-5	45	No	96.8	75.7%	73.3
	60	No	116.2	92.2%	107.1
North Oakland Hills					
CC-2	60	No	116.2	45.0%	52.3
CN-1	35	No	79.2	115.2%	79.2
CN-1	45	No	96.8	106.2%	96.8
CN-3	35	No	79.2	97.3%	77.1
CN-4	35*	No	-.1	-.1	-.1
	45	No	96.8	106.2%	96.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RH-1		No	1 per lot	100.7%	1 per lot

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RH-2		No	1 per lot	100.7%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	101.5%	1 per lot
RM-2		Yes	1 per lot/2 per lot ²	100.0%	1 per lot/2 per lot ²
RM-3		No	1 per lot/2 per lot ²	100.0%	1 per lot/2 per lot ²
RU-2		No	54.5	60.6%	33.0
RU-3		No	96.8	27.9%	27.0
North Oakland/Adams Point					
CBD-C	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-P	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-X	2	No	217.8	54.2%	118.1
	4	No	484.0	54.2%	262.4
	6	Yes	484.0	54.2%	262.4
CC-2	45	Yes	96.8	78.7%	76.2
	60	Yes	116.2	64.8%	75.2
	75	Yes	158.4	66.8%	105.8
	90	Yes	193.6	129.9%	193.6
CN-1	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
CN-2	35	Yes	79.2	133.2%	79.2
	45	Yes	96.8	88.9%	86.1
	60	Yes	116.2	45.0%	52.3
	75	No	158.4	89.0%	141.0
	90	No	193.6	89.0%	172.3
CN-3	35	Yes	79.2	95.7%	75.8
	45	Yes	96.8	34.6%	33.5
	60	Yes	116.2	109.5%	116.2
	75	No	158.4	96.8%	153.4
CN-4	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
D-BV-1		Yes	348.5	92.9%	323.8
D-BV-2	45	No	96.8	253.7%	96.8

Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
	85	Yes	158.4	334.9%	158.4
	250	Yes	229.3	226.7%	229.3
D-BV-3	45	No	96.8	56.5%	54.7
	85	No	158.4	56.5%	89.5
	85/135	Yes	217.8	56.5%	123.1
	135	No	217.8	56.5%	123.1
	135/200	No	290.4	56.5%	164.1
D-BV-4	45	No	96.8	99.4%	96.2
	65	No	116.2	99.4%	115.5
	85	Yes	158.4	99.4%	157.5
	85/135	No	217.8	99.4%	216.5
	135	No	217.8	99.4%	216.5
	135/200	No	290.4	99.4%	288.7
HBX-1		Yes	43.6	33.2%	14.4
HBX-2		Yes	46.8	31.7%	14.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		No	1 per lot	100.0%	1 per lot
RH-3		No	1 per lot	100.0%	1 per lot
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	103.2%	1 per lot
RM-2		Yes	1 per lot/2 per lot ²	74.1%	1 per lot/2 per lot ²
RM-3		Yes	1 per lot/2 per lot ²	107.7%	1 per lot/2 per lot ²
RM-4		Yes	1 per lot/39.6 ²	52.0%	1 per lot/20.6**
RU-1		Yes	39.6	61.0%	24.2
RU-2		Yes	54.5	61.2%	33.3
RU-3		Yes	96.8	20.9%	20.2
RU-4	45	Yes	96.8	135.1%	96.8
	60	Yes	116.2	10.8%	12.5
RU-5	45	Yes	96.8	12.6%	12.2
	60	Yes	116.2	90.7%	105.4
	90	No	193.6	51.7%	100.0
S-15	60	No	116.2	91.1%	105.9
	75	No	158.4	91.1%	144.3
	90	Yes	193.6	91.1%	176.4

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Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
West Oakland					
C-40		No	96.8	171.4%	96.8
CBD-R	1	No	145.2	86.6%	125.7
	2	Yes	217.8	86.6%	188.5
CBD-X	1	No	145.2	86.6%	125.7
	2	No	217.8	86.6%	188.5
	4	No	484.0	86.6%	419.0
CC-1	75	No	158.4	122.3%	158.4
CC-2	45	Yes	96.8	100.2%	96.8
	60	Yes	116.2	94.5%	109.7
	75	Yes	158.4	138.4%	158.4
	90	No	193.6	122.3%	193.6
D-WS-1		Yes	28.4	15.0%	4.3
D-WS-2		No	51.2	28.9%	14.8
D-WS-3		No	35.8	28.9%	10.3
D-WS-4		Yes	70.9	1.8%	1.3
D-WS-5		No	0.0	28.9%	0.0
D-WS-7		No	64.2	28.9%	18.5
D-WS-8		Yes	131.2	69.8%	91.6
HBX-2		Yes	46.8	60.0%	28.1
HBX-4		Yes	54.5	58.8%	32.0
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot ²	246.9%	1 per lot/2 per lot ²
RM-3		Yes	1 per lot/2 per lot ²	100.0%	1 per lot/2 per lot ²
RM-4		Yes	1 per lot/39.6 ²	131.8%	1 per lot/39.6 ²
RU-1		Yes	39.6	46.6%	18.5
RU-2		No	54.5	82.4%	44.9
RU-3		No	96.8	82.4%	79.8
RU-4	35	No	79.2	82.4%	65.3
	35	No	79.2	118.2%	79.2
	45	Yes	96.8	113.4%	96.8
	60	Yes	116.2	170.7%	116.2
	75	Yes	158.4	108.7%	158.4

Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
S-15W	55	Yes	116.2	152.4%	116.2
	60	Yes	116.2	130.7%	116.2
	75	Yes	158.4	152.4%	158.4
	90	Yes	193.6	152.4%	193.6
	100	Yes	193.6	78.4%	151.8
	140	Yes	193.6	152.4%	193.6
	160	Yes	193.6	176.3%	193.6

1. Same density regulations as abutting RH, RD, or RM Zone. When there is more than one of these abutting zones, then the regulations of the zone allowing the greatest density shall apply.

2. Density is limited to one unit per lot for parcels less than 4,000 sq. ft. in base zones RM-2 through RM-4. If a parcel in the RM-2 and RM-3 Zones is larger than 4,000 sq. ft., then two units per lot are permitted by right, while 17.42 du/ac is permitted in RM-2 with a Conditional Use Permit (CUP) and 29.04 du/ac is permitted in RM-3 with a CUP. If a parcel in the RM-4 Zone is larger than 4,000 sq. ft., up to four units are permitted by right, while 39.6 du/ac is permitted in RM-4 with a CUP. In the case of base zones RM-2, RM-3, and RM-4 below 4,000 sq. ft. assume the site will develop at the maximum allowed unit per lot if the average percent of density met is above 50 percent – otherwise assume development is not feasible. In the case of base zone RM-4 above 4,000 sq. ft., apply the percentage of density met to the permitted 39.6 du/ac.

Source: State HCD, Annual Progress Report, 2020; City of Oakland, Planning & Building Department, March 2022; Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020; Dyett & Bhatia, 2022

Non-Residential to Residential Conversion

Oakland permits residential development on a number of commercial and other non-residential base zones. The City has a substantial track record of encouraging and facilitating the conversion of non-residential uses to residential or mixed uses. See Table C-12a for a summary of parcels that converted from existing non-residential uses during the 5th cycle planning period, based on use changes between historic 2014-2015 and 2021 Alameda County Assessor parcel data.⁶ The locations of these conversions are provided in Figure C-4. Based on residential unit counts provided in the 2021 Assessor data, there are about 8,487 residential units located on converted parcels. These parcels are not included in the Inventory but are rather provided to demonstrate that additional conversions from non-residential to residential uses are likely during the planning period.

6. Assessors data does not provide information on what affordability level these uses were converted to.

Table C-12a: Summary of Non-Residential to Residential Conversion, 2014-2021

<i>Conversion Type</i>	<i>Number of Converted Parcels</i>	<i>Number of Residential Units</i>
Commercial to Residential	481	6,649
Commercial to Residential Mixed-Use	16	720
Industrial to Residential	87	766
Industrial to Residential Mixed-Use	1	24
Institutional to Residential	28	328

Source: Alameda County, Historic Assessor Parcel Data, 2014-2015 and 2021; Dyett & Bhatia, 2022

Mixed-Use and Infill Development

The City has a significant track record of encouraging mixed-use and infill development. According to APRs submitted to State HCD, all new development in Oakland since 2018 is considered infill development. As noted in Table C-12, which provides a list of completed and approved⁷ projects from 2018 to 2021, about 744 units developed on parcels that converted from solely non-residential uses to mixed residential uses.

A sample of projects that converted from an existing commercial or industrial use to a residential use are shown below in table C-16a.

⁷ Includes one pre-application project

Table C-12b: Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021

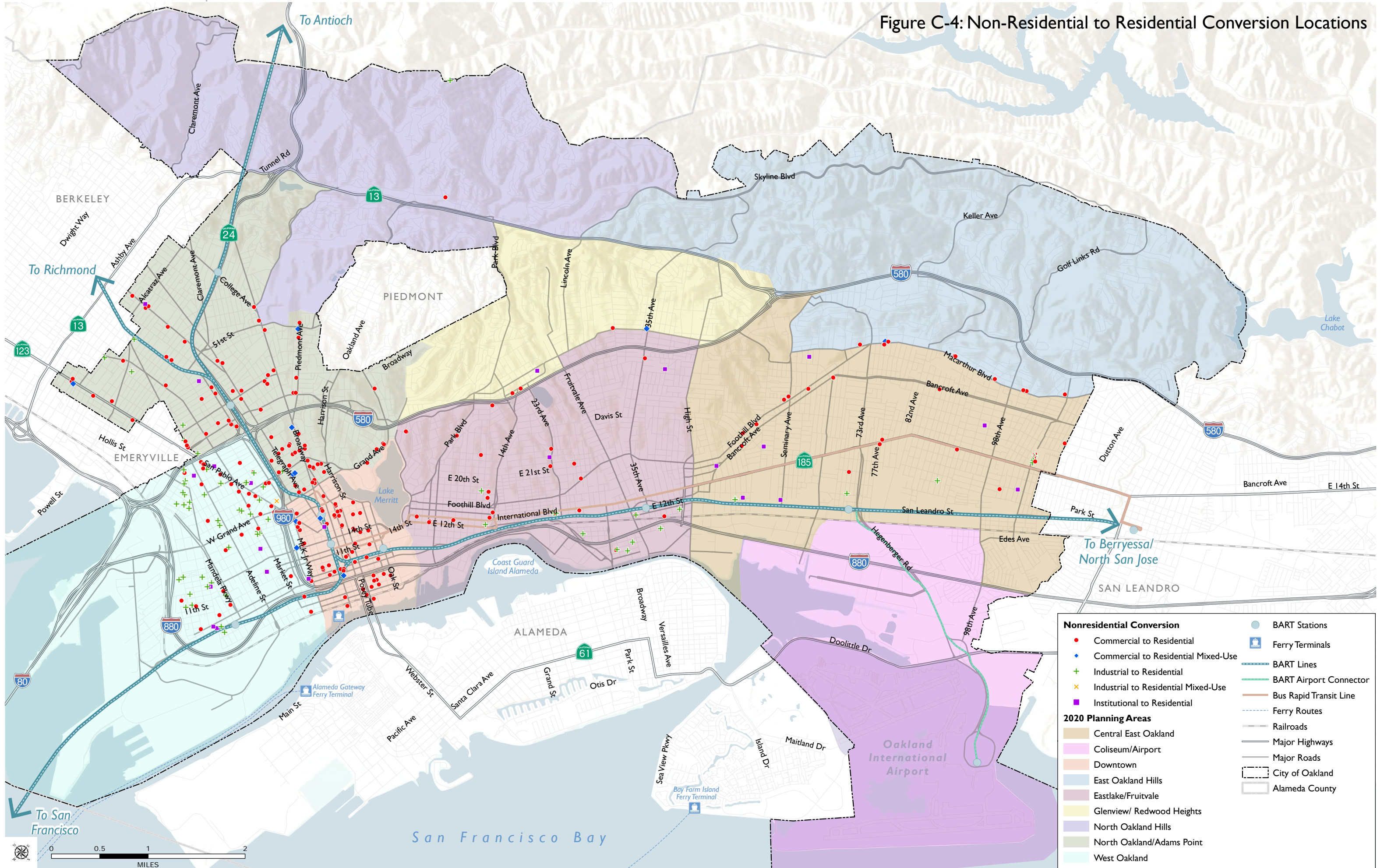
Status	Year	APN	Address	Current Base Zone	Prior Base Zone	Existing Land Use	Prior AV Ratio	Prior FAR	Acres	Allowable Density	Percentage of Allowable Density	Density	Area	VLI	LI	MI	AMI
Completed	2020	041 4166054 00	805 71ST AVE, 94621	D-CO- I	D-CO- I	Exempt Public Agency	0	0	1.36	335.1	24%	80.8	Central East Oakland	55	0	0	55
Completed	2018	046 5423025 00	9400 INTERNATIO NAL BLVD	RM-2	RM-2	Exempt Public Agency	0	0	0.08	1 per lot	726%	726.4	Central East Oakland	0	0	0	59
Pre- Application	2022	001 0139001 00	430 Broadway, 94607	C-45	C-45	Public	N/A	N/A	1.38	145.2	136%	197.3	Downtown	0	100	0	172
Approved	2022	001 0139015 00	419 4th ST, 94607	C-45	C-45	General Industrial	0.76	0.99	0.32	145.2	148%	214.9	Downtown	0	0	0	69
Approved	2020	008 0647001 00	TELEGRAPH AVE, Oakland, CA 94612	CBD-C	CBD-C	Parking Lot	N/A	N/A	0.17	484	115%	555.9	Downtown	97	0	0	0
Approved	2017	008 0624034 00	1433 WEBSTER ST	CBD-P	CBD-P	Office	N/A	1	0.14	484	713%	3450.5	Downtown	7	0	0	161
Approved	2022	008 0664006 00	2301 Telegraph Ave, 94612	CC-2	CC-2	General Commerci al	1.23	0.61	0.19	98.6	311%	306.9	Downtown	0	58	0	0
Approved	2021	001 0169001 00	51 9TH ST, 94607	D-LM-2	D-LM-2	Parking Lot	N/A	N/A	1.38	98.6	408%	402.6	Downtown	123	74	36	324
Approved	2019	025 0719007 01	INTERNATIO NAL BLVD, 94601	CC-2	CC-2	Parking Lot	N/A	N/A	0.75	158.4	64%	101.9	Eastlake-Fruitvale	47	28	1	0
Completed	2020	033 2177021 02	3611 E 12TH, CA 94601	S-15	S-15	Exempt Public Agency	0	0	1.26	193.6	39%	74.9	Eastlake-Fruitvale	72	20	0	2

Table C-12b: Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021

Status	Year	APN	Address	Current Base Zone	Prior Base Zone	Existing Land Use	Prior AV Ratio	Prior FAR	Acres	Allowable Density	Percentage of Allowable Density	Density	Area	VLI	LI	MI	AMI
Completed	2020	037 2544035 00	4690 TOMPKINS AVE, OAKLAND, CA	RM-3	RM-3	Residential Care/Assist ed Living/Nurs ing Facility	0.85	0.62	0.85	29.04	162%	47.1	Glenview/Redwood Heights North Oakland/Adams	0	0	0	40
Completed	2020	009 0688001 01	411 29TH ST, Oakland, CA 94609	CC-2	CC-2	Office	0.1	0.81	0.74	158.4	71%	112.8	Point North Oakland/Adams	0	0	0	83
Completed	2018	009 0699023 01	445 30TH ST, Oakland, CA 94609	S-1	S-1	Office	0.04	0.27	0.26	NA	NA	224.6	Point	0	57	1	0
Completed	2018	005 0437014 04	2506 Magnolia Street	HBX-4	HBX-4	General Industrial	4.49	0.79	1.47	43.6	17%	7.5	West Oakland	0	0	0	11
Approved	2019	005 0406030 00	1842 ADELINE ST, Oakland, CA 94607	RM-4	RM-4	Religious/In stitutional	N/A	N/A	0.10	39.6	1248%	494.0	West Oakland	49	0	1	0
Approved	2018	005 0479003 01	PABLO AVE, Oakland, CA 94608	RU-5	RU-5	General Commerci al	N/A	0.1	0.16	158.4	237%	375.1	West Oakland	15	44	1	0
Completed	2020	008 0663006 00	674 23RD ST, Oakland, CA 94612	RU-5	RU-5	General Industrial	0.46	2.14	0.29	96.8	85%	82.6	West Oakland	0	0	0	24
Completed	2019	009 0722007 00	3268 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	Religious/In stitutional	0.03	0.25	0.26	116.2	171%	198.3	West Oakland	13	38	0	0
Approved	2020	004 0071003 00	1451 7TH STREET, OAKLAND, CA 94607	S-15W	S-15W	Utilities	N/A	N/A	2.75	158.4	175%	277.4	West Oakland	90	148	2	522

Source: Alameda County, Historic Assessor Parcel Data, 2015 and 2021; Dyett & Bhatia, 2022

Figure C-4: Non-Residential to Residential Conversion Locations



Nonresidential Conversion

- Commercial to Residential
- Commercial to Residential Mixed-Use
- Industrial to Residential
- Industrial to Residential Mixed-Use
- Institutional to Residential

2020 Planning Areas

- Central East Oakland
- Coliseum/Airport
- Downtown
- East Oakland Hills
- Eastlake/Fruitvale
- Glenview/ Redwood Heights
- North Oakland Hills
- North Oakland/Adams Point
- West Oakland

Transit and Infrastructure

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

Development Capacity Modifiers

As noted previously, Oakland’s RHNA has increased by nearly 77.8 percent between the 5th and 6th RHNA cycles. However, the City fell short of meeting its lower- and moderate-income housing need during the planning cycle, and many sites included in the 5th cycle housing inventory did not develop with housing. An analysis from the UCLA Lewis Center confirmed that Oakland was on track to develop no more than about 21.0 percent of the sites identified during the 5th RHNA cycle as opportunity sites.⁸ However, on those sites that were developed, the number of units developed was three times higher than anticipated as the realistic capacity. Further, a significant amount of residential development—nearly 73.0 percent of all residential development in Oakland—occurred on sites that were *not* identified as opportunity sites. These data reflect the challenges in predicting where development will occur but also show that Oakland’s development standards generally allow for higher density development than anticipated.

Nonetheless, the City of Oakland has and continues to undertake a robust effort to identify those sites, with the assistance of community input, that provide the best opportunity for development for the upcoming 6th RHNA Cycle. Further, to meet this increased housing need and increase capacity citywide, the City is committing to a number of actions meant to streamline the development process and incentivize affordable housing development. This includes the implementation of objective design standards, increased permitted densities in historically lower density and higher resource areas, revisions to restrictive development standards, and other zoning reforms expected to increase density overall – as described in the Housing Action Plan. Despite these efforts, the development capacity of opportunity sites should be discounted to account for falling short of previous RHNA goals.

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop, as discussed above. While Table C-11 accounts for land use controls and typical densities of residential projects, it is likely that not every site selected in the Inventory will develop with housing during the planning period and that some housing projects will occur on sites not considered in the Inventory. To account for this fact, additional development capacity modifiers are applied to all opportunity sites to discount total residential capacity. This means that other opportunity sites are subject to both realistic capacity modifiers (Table C-11) as well as development capacity modifiers (Table C-13). Development capacity modifiers are derived from the existing use of a site, as well as its assessed value (AV) ratio and floor area ratio (FAR). When a site has a low AV ratio or FAR, it indicates that the site is underutilized and has potential to redevelop – especially in Oakland, where demand for housing is extremely high. Sites with pre-applications Table C-13 below summarizes the percentage modifiers applied to opportunity sites.

⁸ Kapur et al., “What Gets Built on Sites that Cities ‘Make Available’ for Housing.” *UCLA Lewis Center for Regional Policy Studies*. August 2021. Available at <https://www.lewis.ucla.edu/research/what-gets-built-on-sites-that-cities-make-available-for-housing/>.

Table C-13: Development Capacity Modifiers

<i>Existing Use/Site Type</i>	<i>AV Ratio</i>	<i>FAR</i>	<i>Capacity Modifier</i>
Pre-Application/Early-Stage Planning Application ¹			90%
Vacant	-	-	90%
	Low (<0.5)	Low (<0.5)	80%
Non-Vacant	Low (<0.5)	Medium to High (>0.5)	60%
	Medium (Between 0.5 and 1.0)	Low to High (>0.0)	40%

I. This modifier is applied to “Potential Project” totals in Table C-1, as the capacity likelihood would not be site-specific

Source: Dyett & Bhatia, 2022

OPPORTUNITY SITE SELECTION

To identify adequate sites and determine realistic capacity for the 2023-2031 Inventory, a parcel-based analysis of properties within City limits was conducted using Alameda County Assessor data supplemented with information from the City. This analysis was carried out in accordance with the framework provided by the 2020 State HCD Housing Element Site Inventory Guidebook. This section outlines how sites were selected, as well as the assumed affordability level of those sites.

Non-residential pipeline projects, completed projects, and those under construction but likely to be completed prior to the start of the projection period are excluded from consideration, as these sites are unlikely to develop with additional housing over the next eight years. Sites that are very small and not viable for lot consolidation (i.e., less than 0.1 acres with no common ownership across adjacent parcels) are also excluded.

The remaining vacant and non-vacant sites were then considered as potential sites to include in the Inventory. Non-vacant opportunity sites include those with an existing use that is likely to discontinue during the planning period, those with expressed developer interest, and those generally underutilized or developed with low intensity, such as underperforming strip commercial uses, warehouses, sites with mixed-use potential, and sites located in specific plans that encourage higher density development.

Sites are primarily considered underutilized based on their AV ratio and FAR. A low AV ratio, which is typically anything below 1.0, means that the land is worth substantially more than the improvements built on top of it – indicating that there is a strong incentive for the property owner to redevelop with new uses than can command higher rents or sales prices. Similarly, a low FAR indicates that building area of the structure is small compared to the entire site, which indicates potential for redevelopment at higher intensities. When available, building age was also considered in evaluating underutilized sites. Further, the existing uses and location of sites in relationship to current development patterns were also considered.

Environmental constraints were also considered in site selection. Sites located in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by Federal Emergency Management Agency (FEMA), and Very High Fire Hazard Severity Zones (VHFHSZ) were excluded from inclusion in

the Inventory. Contaminated sites and those with known hazards were excluded for lower-income projects. However, environmentally constrained sites were not excluded if they contain planned projects with environmental mitigation provisions already factored into development costs or if a developer has shown interest in development. Further, environmentally constrained City- or publicly-owned sites that have been deemed feasible for residential development are also included. There are no other known environmental constraints that could substantially impact housing development on identified sites during the planning period.

Opportunity sites were also selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected as to reduce segregation and increase affordable development in high resource neighborhoods, where possible. Sites located in Priority Development Areas (PDAs) and near transit were also prioritized for lower-income housing. A full analysis of the sites inventory as it relates to fair housing is provided in Section C.4 and Appendix D.

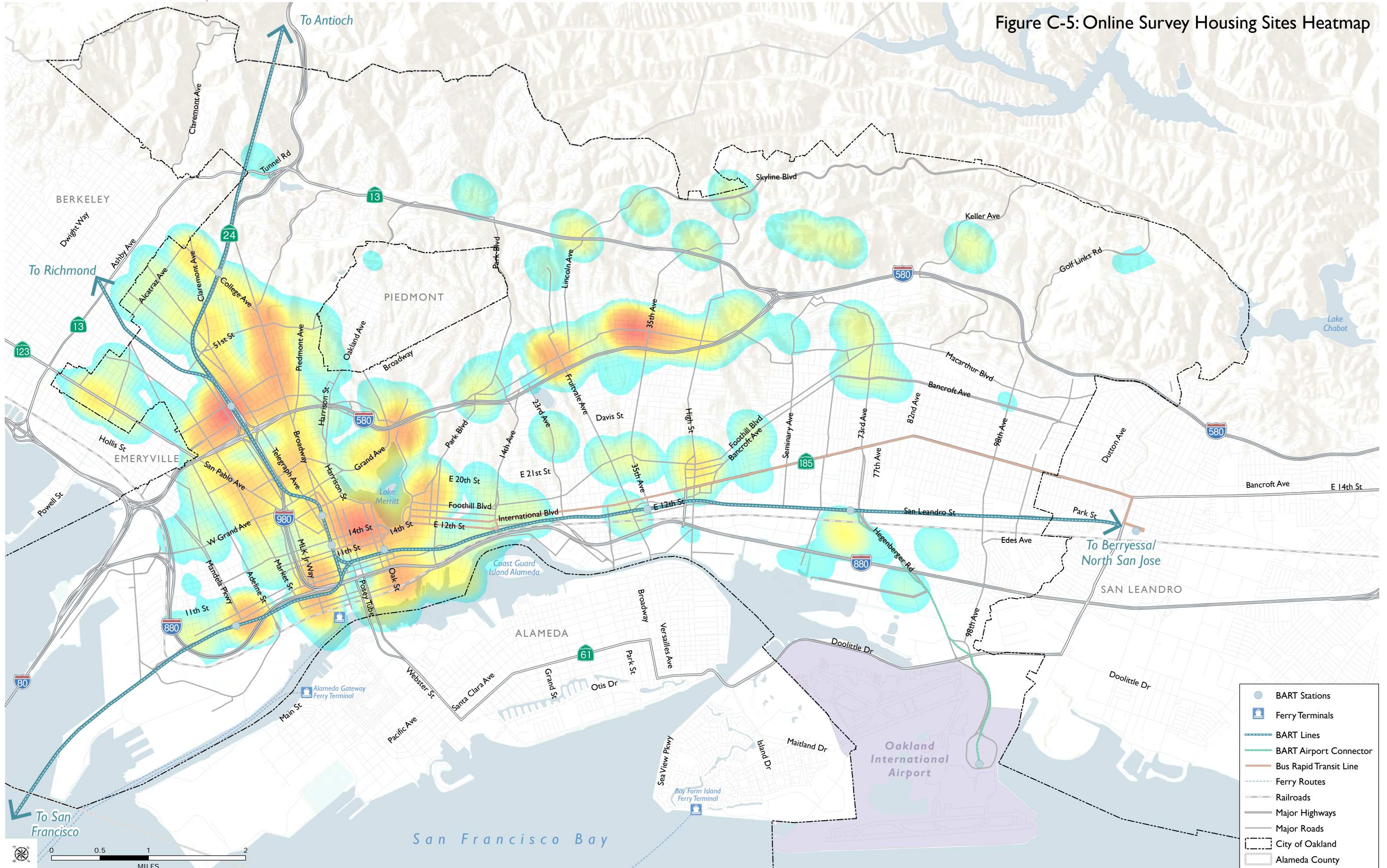
Housing Site Selection Engagement

Extensive community outreach was conducted in identifying sites appropriate to include in the Inventory. The initial pool of sites was provided by City staff and supplemented with suggestions made by Oakland City Councilmembers, community members, and housing organizations. These sites included both vacant sites and non-vacant sites with additional development capacity.

During the four Housing Element workshops, which were open to the public, Oakland residents provided suggestions for housing sites throughout the city. The first housing workshop was focused on sites and was accompanied by an online interactive mapping survey where residents could select specific sites for housing. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland. Feedback from the first focus group meeting—which had an emphasis on housing sites—was also incorporated. Sites selected as part of the survey are noted in Table C-25 below.

Respondents to the online interactive mapping tool and survey wrote enthusiastically about a variety of areas located around Oakland appropriate for housing through 1,275 individual survey comments. Areas included surface parking lots, underutilized sites near transit, and areas with high resources that would be appropriate for housing. In selecting specific locations, respondents most frequently selected sites near downtown, along Broadway and near the Rockridge Bay Area Rapid Transit (BART) station, in lower Dimond, and along Macarthur Boulevard in Upper Dimond/Redwood Heights. Through 701 individual comments, respondents mentioned a variety of sites including empty/vacant lots, surface parking lots, potential sites near transit, and high resources areas. See Figure C-5 for a heat map of suggested housing sites provided via the online survey.

Figure C-5: Online Survey Housing Sites Heatmap



- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

Housing Site Affordability

For a site to be designated as capable of accommodating development for lower-income households, Government Code Section 65583.2(c)(3) requires that such sites in urban jurisdictions allow for at least 30 du/ac, known as the “default density.” In metropolitan counties, such as Alameda County, zoning that allows for residential density of at least 30 du/ac is considered appropriate to accommodate the economies of scale needed to produce affordable housing. In this Housing Element, all vacant and non-vacant sites identified to accommodate lower-income units are located in zoning designations that permit at least 30 du/ac. The only exceptions to this are pipeline projects and other potential development projects that include affordable units and are located in a lower density designation.

Sites that are permitted to develop with at least 30 du/ac but are not otherwise appropriate for lower-income housing (e.g., are located above environmental constraints, are assumed to develop below 30 du/ac, or do not meet State HCD size parameters) are used to meet the moderate-income RHNA. Other sites that permit medium densities below 30 du/ac are also considered suitable for moderate-income housing, as are larger sites in the RM-2 and RM-3 base zones since these projects are likely to develop with mixed uses that can support moderate-income housing. All other sites in the RH-1 through RH-4, RD-1, RD-2, and RM-1 base zones are considered appropriate for above-moderate-income housing, as are smaller sites in the RM-2 to RM-4 base zones.

Finally, a number of sites—including those with pre-applications indicating a mixed-income development and other potential projects—are likely to develop at a variety of income levels. Where specific information has been provided by the developer on affordability levels and total capacity, these estimates are used to approximate realistic capacity (with a 0.9 capacity modifier, as described above). Where specific affordability levels and capacity have not been provided, the affordability breakdown is assumed to be as follows – 24.0 percent lower-income, 2.0 percent moderate-income, and 74.0 percent above-moderate-income. This breakdown is derived from the average affordability of mixed-income projects surveyed in Figure C-3. Larger opportunity sites (i.e., those larger than 10 acres) with high potential capacities are also assumed to develop as mixed-income.

As discussed further below, a mixture of incomes is also assumed on larger (i.e., greater than 10 acres) City- and publicly-owned sites to avoid an overconcentration of affordable housing. Further, many of these sites are in lower resource or high segregation and poverty neighborhoods. These larger City-owned sites are assumed to develop with a higher proportion of affordable housing (30.0 percent lower-income, 20.0 percent moderate-income, and 50.0 percent above-moderate-income) than other mixed-income sites due to the prioritization of affordable housing projects on City-owned land. Following Council direction and City priorities, City-owned land should be prioritized for uses that maximize the production of affordable housing; the disposition of such sites should follow a transparent and accountable public process that is inclusive of Oakland’s many diverse communities; and projects should adhere to certain green building standards and local hire requirements. Additional prioritization efforts are outlined in the Housing Action Plan. City- and publicly-owned sites between 0.5 and 10 acres in size are assumed to accommodate 100 percent affordable housing, and City-owned parcels have either been declared “surplus” or are otherwise are planned for housing development – see Appendix E for more details.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process. This includes projects ranging from the pre-application stage to those with filed and under review planning permits. As these projects have not yet received entitlement, they cannot be credited towards the RHNA. However, a pre-application or an application for a planning permit indicates developer interest and that a site is likely to redevelop with housing. Where a potential project is on non-vacant land, this is counted towards the reliance on non-vacant sites.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as “potential projects”, at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). As noted above, 98.6 percent of planning projects approved in 2015 developed as housing over an eight-year period. While there is no available data on how many pre-application or early-phase planning application projects receive an ‘approved’ status, the total inventory applies a modifier of 0.9 to densities and affordability drawn from the pre-application or planning permit application to approximate realistic capacity. This capacity modifier is applied to the “Potential Projects” total as shown in Table C-1, as it would not apply to any one site.

Distribution of unit affordability is taken from applications. In the case where a pre-application project does not specify capacity or affordability, or proposes development that exceeds the permitted density, realistic capacity assumptions as described above are applied.

These projects are derived from Accela records pulled in March 2022 and are provided in Table C-14 below. Actions in the Housing Action Plan support development of these potential sites through streamlining the permitting process (Action 3.6.1); expanding by-right approvals and implementation of entitlement reform (Action 3.6.3); continuing online permitting (Action 3.6.5); providing access to low-cost financing for development (Action 3.3.6); adjusting or waiving City fees and payment timing for affordable housing developments (Action 3.3.9); and expanding the availability of predevelopment finding and low-debt products for affordable housing development (Action 3.3.13).

Table C-14: Potential Development Projects, 2023-2031

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
DRX210029	Filed	1/14/2021	3425 68TH AVE OAKLAND 94605	037A2755012 00	Single Family Residential	0.20	RM-3-NA	29.04	20.5	71%	12/31/2023	00	00	00	44
PLN15192-R01	Accepted	6/17/2021	1684 ARROWHEAD DR OAKLAND 94611	048E7322015 00	Vacant	0.13	RH-4-NA	1 per lot	7.5	100%	12/31/2023	00	00	00	1+
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR BLVD OAKLAND 94605	047 559502206	Office	0.13	CC-2-45	96.8	259.9	269%	12/31/2027	00	17+7	16+6	00
PLN16053	Assigned	7/19/2021	2 EVERGREEN LN OAKLAND 94705	048H7663035 00	Vacant	0.03	RH-4-NA	1 per lot	1534.2	440%	12/31/2026	00	00	00	4444
PLN16165-R01	Accepted	10/22/2021	696 29TH ST OAKLAND 94609	009 069607200	Vacant	0.09	RM-2-NA	1 per lot	11.2	100%	12/31/2024	00	00	00	1+
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY OAKLAND 94607	001 013500700	Office	0.09	C-45-NA	145.2	141.6	98%	12/31/2025	00	33	00	10+0
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND AVE OAKLAND 94601	034 227302700	Multi Family Residential	0.13	RM-1-NA	1 per lot	30.3	400%	12/31/2023	00	00	00	44
ZP210073	Pre-Application (Under Review)	10/22/2021	1261 HARRISON ST OAKLAND 94612	002 006300200	General Commercial	0.35	D-LM-4-LM-85	193.6	294.3	152%	12/31/2028	00	10+0	00	9292
PLN18522	Assigned	9/23/2020	4207 BROADWAY OAKLAND 94611	012 100201001	General Commercial	0.17	CC-2-45	96.8	735.1	759%	12/31/2026	60	06	00	121+21
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH ST OAKLAND 94607	004 010800700	General Industrial	1.81	S-15W-75	158.4	207.8	131%	12/31/2028	00	00	3838	338338
PLN19080	Incomplete	8/31/2021	PINEHAVEN RD	048G7433026 00	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	00	00	00	1+

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94603												
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL BLVD OAKLAND 94601	035 240000100	Vacant	0.07	RU-5-45	96.8	27.5	28%	12/31/2023	00	00	00	22
PLN19245	Assigned	9/23/2020	SKYLINE BLVD OAKLAND 94603	048E7322023 00	Vacant	0.13	RH-4-NA	1 per lot	7.9	100%	12/31/2023	00	00	00	1+
PLN19268	Assigned	11/8/2019	296 27TH ST OAKLAND 94612	010 079800307	General Commercial	0.44	D-BV-3-85	158.4	450.8	285%	12/31/2025	00	170	017	181+81
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON ST OAKLAND 94612	002 007900500	Parking Lot	0.38	D-LM-4-LM- 175	396	662.5	167%	12/31/2027	00	00	00	253253
PLN19286	Incomplete	2/3/2020	COOLIDGE AVE OAKLAND 94602	029 098901303	Vacant	0.16	RM-3-NA	29.04	18.2	63%	12/31/2022	00	00	00	33
PLN19293	Incomplete	11/15/2021	1942 48TH AVE OAKLAND 94601	035 238301700	Vacant	0.24	RM-3-NA	29.04	8.2	28%	12/31/2024	00	00	00	22
PLN19317	Assigned	1/13/2020	20 TAURUS AVE OAKLAND 94611	048G7426029 00	Vacant	0.24	RH-4-NA	1 per lot	4.1	100%	12/31/2022	00	00	00	1+
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE BLVD OAKLAND 94619	040A3467005 00	Single Family Residential	1.10	RH-1-NA	1 per lot	0.9	100%	12/31/2024	00	00	00	1+
PLN20013	Assigned	9/22/2020	5776 VICENTE ST OAKLAND 94609	014 127402800	Single Family Residential	0.11	RM-2-NA	1 per lot	9.3	100%	12/31/2023	00	00	00	1+
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR OAKLAND 94603	048H7606022 00	Vacant	0.17	RH-4-NA	1 per lot	5.8	100%	12/31/2022	00	00	00	1+
PLN20027	Incomplete	5/18/2020	1601 39TH AVE	033 213804000	Vacant	0.16	RM-2-NA	17.42	12.4	71%	12/31/2022	00	00	00	22

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Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94601												
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST OAKLAND 94601	026 078500800	Vacant	0.12	RM-3-NA	29.04	25.0	86%	12/31/2022	00	00	00	33
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR OAKLAND 94611	048F7400014 00	Vacant	0.34	RH-3-NA	1 per lot	3.0	100%	12/31/2023	00	00	00	1+
PLN20101	Appealed	3/12/2021	1396 5TH ST OAKLAND 94607	004 006900400	Vacant	0.88	S-15W-160	193.6	253.5	131%	12/31/2027	160	0+6	00	206206
PLN20104	Incomplete	11/18/2020	THORNHILL DR OAKLAND 94603	048F7378066 00	Vacant	0.32	RH-3-NA	1 per lot	3.2	100%	12/31/2023	00	00	00	1+
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR OAKLAND 94611	048F7378065 00	Vacant	0.29	RH-3-NA	1 per lot	3.4	100%	12/31/2023	00	00	00	1+
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST OAKLAND 94612	008 062100807	Parking Lot	0.48	CBD-P-7	484	655.8	136%	12/31/2027	260	026	00	289289
PLN20137	Incomplete	10/15/2020	419 4TH ST OAKLAND 94607	001 013901500	General Industrial	0.32	C-45-NA	145.2	214.9	148%	12/31/2025	00	00	00	6969
PLN20141	Incomplete	11/5/2020	5200 BROADWAY OAKLAND 94618	014 124300101	School/College/Educational Facility	3.95	RM-3-NA	29.04	129.0	444%	12/31/2027	00	00	515+	459459
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE OAKLAND 94601	032 211600300	Single Family Residential	0.07	RM-2-NA	1 per lot	13.5	100%	12/31/2023	00	00	00	1+
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS DR OAKLAND 94619	037A3156009 00	Vacant	0.50	RH-3-NA	1 per lot	2.0	100%	12/31/2024	00	00	00	1+
PLN20147	Assigned	10/8/2020	310 BROADWAY	001 013901200	General Commercial	0.04	C-45-NA	145.2	284.5	196%	12/31/2025	00	00	00	12+2

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94607												
PLN20158	Pre-Application (Under Review)	11/30/2020	6710 BANCROFT AVE OAKLAND 94605	039 327100505	Vacant	0.43	CC-2-45	96.8	672.3	694%	5/31/2024	00	5390	0539	00
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94608	039 327401608	Vacant	0.16	CC-2-45	96.8	0.0		5/31/2024	00	00	00	00
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94605	039 327401700	Vacant	0.08	CC-2-45	96.8	0.0		5/31/2024	00	00	00	00
PLN20158	Pre-Application (Under Review)	11/30/2020	2830 67TH AVE OAKLAND 94605	039 327401900	Vacant	0.13	CC-2-45	96.8	0.0		5/31/2024	00	00	00	00
PLN21001	Assigned	2/2/2021	2773 E 23RD ST OAKLAND 94601	026 075100400	Multi Family Residential	0.22	RM-3-NA	29.04	13.7	47%	12/31/2023	00	22	00	1+
PLN21008	Incomplete	2/24/2021	TIFFIN RD OAKLAND 94602	029A1318050 00	Vacant	0.25	RD-1-NA	1 per lot	4.0	100%	12/31/2023	00	00	00	1+
PLN21010	Filed-Assigned	2/1/2021	616 14TH ST OAKLAND 94612	003 007102100	Hotel, Motel, Lodging Commercial	0.06	CBD-X-4	484	86.2	18%	12/31/2026	55	00	00	00
PLN21021	Assigned	2/23/2021	HILLMONT DR OAKLAND 94608	040A3426043 00	Vacant	0.39	RD-1-NA	1 per lot	2.6	100%	12/31/2023	00	00	00	1+
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD OAKLAND 94605	043A4676049 00	Vacant	0.13	RH-4-NA	1 per lot	7.6	100%	12/31/2023	00	00	00	1+
ZP200020	Pre-Application (Complete)	4/28/2020	1365 WILLOW ST OAKLAND 94607	006 002700700	General Industrial	0.46	HBX-2-NA	46.83871	45.3	97%	12/31/2025	00	00	00	212+
PLN21027	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A7060016 00	Vacant	0.12	RD-1-NA	1 per lot	8.5	100%	12/31/2023	00	00	00	1+

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21028	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A7060017 01	Vacant	0.11	RD-1-NA	1 per lot	8.9	100%	12/31/2023	00	00	00	1+
PLN21031	Assigned	3/9/2021	3700 WEST ST OAKLAND 94608	012 096502101	Vacant	0.07	RM-2-NA	1 per lot	15.1	100%	12/31/2023	00	00	00	1+
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH AVE OAKLAND 94606	020 014000500	General Commercial	0.48	RM-2-NA	17.42	87.8	504%	12/31/2027	00	4242	00	00
PLN21042	Filed-Incomplete	12/4/2021	3403 PIEDMONT AVE OAKLAND 94611	009 073200502	General Commercial	0.05	D-BV-3-85	158.4	1449.4	915%	12/31/2025	00	77	00	6969
PLN21047	Assigned	3/24/2021	4617 SHATTUCK AVE OAKLAND 94609	013 116000300	Duplex/Two Units	0.09	CN-2-45	96.8	149.5	154%	12/31/2025	00	00	00	1414
PLN21053	Incomplete	8/9/2021	1031 62ND ST OAKLAND 94608	016 144205000	Duplex/Two Units	0.24	RM-3-NA	29.04	37.1	128%	12/31/2026	10	0+	00	88
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER OAKLAND 94611	048G7427011 06	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2023	00	00	00	1+
PLN21061	Assigned	4/26/2021	6701 SNAKE RD OAKLAND 94611	048F7374055 02	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	00	00	00	1+
PLN21062	Assigned	4/5/2021	469 40TH ST OAKLAND 94609	012 097200100	Multi Family Residential	0.23	RU-3-NA	96.8	139.4	144%	12/31/2026	40	04	00	2828
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH AVE OAKLAND 94601	035 236000700	Multi Family Residential	0.15	RM-3-NA	29.04	6.8	23%	12/31/2024	00	00	00	1+
PLN21065	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E7322030 00	Vacant	0.20	RH-4-NA	1 per lot	4.9	100%	12/31/2023	00	00	00	1+

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21066	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203100	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2023	00	00	00	1+
PLN21073	Incomplete	8/11/2021	RETTIG AVE OAKLAND 94608	029106903900	Vacant	0.09	RD-1-NA	1 per lot	11.5	100%	12/31/2024	00	00	00	1+
PLN21074	Assigned	4/26/2021	530 32ND ST OAKLAND 94609	009071600900	Vacant	0.14	RU-1-NA	39.6	28.7	73%	12/31/2023	00	00	00	44
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE OAKLAND 94618	048B716500202	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	00	00	00	1+
PLN21079	Incomplete	5/9/2021	RUTHLAND RD OAKLAND 94603	048G741503200	Vacant	0.21	RH-4-NA	1 per lot	4.7	100%	12/31/2023	00	00	00	1+
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD OAKLAND 94611	048G744801303	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2024	00	00	00	1+
PLN21082	Assigned	5/4/2021	GRAVATT DR OAKLAND 94603	048H760606400	Vacant	0.47	RH-4-NA	1 per lot	2.1	100%	12/31/2023	00	00	00	1+
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE OAKLAND 94618	048A712004403	Vacant	0.14	RD-1-NA	1 per lot	7.1	100%	12/31/2023	00	00	00	1+
PLN21084	Assigned	5/24/2021	5616 M L KING JR WAY OAKLAND 94609	014121001801	Mixed Uses - Residential	0.15	CN-3-45	96.8	132.9	137%	12/31/2026	20	02	00	18+8
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE OAKLAND 94606	022030800200	Multi Family Residential	0.12	RU-3-NA	96.8	163.5	169%	12/31/2026	20	22	02	16+6
PLN21090	Assigned	5/12/2021	2218 82ND AVE OAKLAND 94605	043457301700	Multi Family Residential	0.29	RM-4-NA	39.6	13.7	34%	12/31/2023	00	00	00	44

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21091	Assigned	5/24/2021	AITKEN DR OAKLAND 94611	048D7303005 01	Vacant	0.08	RH-4-NA	1 per lot	12.7	100%	12/31/2023	00	00	00	1+
PLN21093	Incomplete	12/8/2021	DWIGHT WAY OAKLAND 94504	048H7700005 01	Vacant	0.11	RH-2-NA	1 per lot	8.7	100%	12/31/2024	00	00	00	1+
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR OAKLAND 94611	048H7563002 02	Vacant	0.22	RH-4-NA	1 per lot	4.6	100%	12/31/2023	00	00	00	1+
PLN21100	Assigned	5/24/2021	6735 SIMS DR OAKLAND 94611	048C7193025 00	Vacant	0.19	RH-4-NA	1 per lot	5.1	100%	12/31/2023	00	00	00	1+
PLN21101	Assigned	9/10/2021	SKYLINE BLVD OAKLAND 94603	048E7320048 00	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2024	00	00	00	1+
PLN21106	Assigned	6/9/2021	SHEPHERD CANYON RD OAKLAND 94603	048D7304057 03	Vacant	0.38	RH-3-NA	1 per lot	2.6	100%	12/31/2023	00	00	00	1+
PLN21108	Assigned	6/16/2021	MASTLANDS DR OAKLAND 94603	048D7268002 63	Vacant	0.67	RH-3-NA	1 per lot	1.5	100%	12/31/2023	00	00	00	1+
PLN21110	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108200	Vacant	0.12	RM-2-NA	17.42	16.8	97%	12/31/2024	00	00	00	22
PLN21111	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108300	Vacant	0.11	RM-2-NA	1 per lot	18.3	200%	12/31/2024	00	00	00	22
PLN21112	Assigned	6/16/2021	HUNTINGT ON ST OAKLAND 94608	030 196500700	Vacant	0.06	RD-1-NA	1 per lot	17.1	100%	12/31/2023	00	00	00	1+
PLN19051	Under Review	11/21/2021	1636 13TH AVE OAKLAND 94607	020 019401600	Vacant	0.05	RM-3-NA	1 per lot	21.8	100%	12/31/2024	00	00	00	1+
PLN21118	Assigned	6/23/2021	11190 LOCHARD	048 626201100	Vacant	0.52	RH-2-NA	1 per lot	1.9	100%	12/31/2023	00	00	00	1+

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP210096	Pre-Application (Under Review)	1/31/2022	ST OAKLAND 94605 1798 EXCELSIOR AVE OAKLAND 94602	023 049600700	Office	0.05	CN-1-45	96.8	21.4	22%	12/31/2024	00	00	00	1+
PLN21121	Assigned	7/13/2021	HOLYROOD DR OAKLAND 94603	048D7274010 04	Vacant	0.11	RH-4-NA	1 per lot	8.8	100%	12/31/2024	00	00	00	1+
PLN21122	Assigned	6/28/2021	1750 35TH AVE OAKLAND 94601	033 212800300	Vacant	0.14	RU-5-45	96.8	29.1	30%	12/31/2023	00	00	00	44
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE OAKLAND 94612	003 002101000	Vacant	0.18	CC-2-75	158.4	249.4	157%	12/31/2026	50	05	00	3939
PLN21133	Incomplete	11/16/2021	2119 34TH AVE OAKLAND 94601	027 088103508	Duplex/Two Units	0.11	RM-2-NA	1 per lot	18.8	200%	12/31/2024	00	00	00	22
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST OAKLAND 94621	041 413303400	Single Family Residential	0.22	RD-2-NA	1 per lot	4.5	100%	12/31/2024	00	00	00	1+
PLN21138	Assigned	7/28/2021	BALSAM WAY OAKLAND 94603	048G7432014 00	Vacant	0.27	RH-4-NA	1 per lot	3.8	100%	12/31/2024	00	00	00	1+
PLN21139	Assigned	8/10/2021	6959 BALSAM WAY OAKLAND 94611	048G7432015 00	Vacant	0.33	RH-4-NA	1 per lot	3.1	100%	12/31/2024	00	00	00	1+
PLN21140	Assigned	7/26/2021	2211 WEST ST OAKLAND 94612	003 002701100	Duplex/Two Units	0.09	CC-2-60	116.16	86.8	75%	12/31/2026	00	00	00	88
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE OAKLAND 94605	038 317503300	Vacant	0.25	CN-3-45	96.8	112.5	116%	12/31/2026	30	03	00	2525

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21143	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B7139026 00	Vacant	0.12	RD-I-NA	1 per lot	8.1	100%	12/31/2024	00	00	00	1+
PLN21144	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B7139027 00	Vacant	0.12	RD-I-NA	1 per lot	8.2	100%	12/31/2024	00	00	00	1+
PLN21146	Incomplete	8/27/2021	868 36TH ST OAKLAND 94608	012 094801502	Vacant	0.14	RM-2-NA	17.42	14.4	83%	12/31/2024	00	00	00	22
PLN21147	Assigned	10/19/2021	6225 HARMON AVE OAKLAND 94621	038 321300900	Single Family Residential	0.17	RM-2-NA	17.42	17.7	101%	12/31/2024	00	00	00	33
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE OAKLAND 94611	012 093202600	Single Family Residential	0.19	RM-2-NA	17.42	16.2	93%	12/31/2024	00	00	00	33
PLN21149	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E7327021 00	Vacant	0.17	RH-3-NA	1 per lot	6.0	100%	12/31/2024	00	00	00	1+
PLN21150	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E7327027 03	Vacant	0.16	RH-3-NA	1 per lot	6.3	100%	12/31/2024	00	00	00	1+
PLN21151	Assigned	8/17/2021	2130 35TH AVE OAKLAND 94601	032 211200500	Vacant	0.08	RM-4-NA	39.6	13.3	34%	12/31/2024	00	00	00	1+
PLN21152	Assigned	8/17/2021	2134 35TH AVE OAKLAND 94601	032 211200600	Vacant	0.09	RM-4-NA	39.6	10.6	27%	12/31/2024	00	00	00	1+
PLN21153	Assigned	8/10/2021	856 34TH AVE OAKLAND 94601	033 220001400	General Industrial	0.09	HBX-2-NA	46.83871	70.5	151%	12/31/2026	00	00	00	66
PLN21156	Incomplete	9/22/2021	1506 3RD ST OAKLAND 94607	004 010301600	Vacant	0.04	RM-2-NA	1 per lot	23.2	100%	12/31/2024	00	00	00	1+
PLN21158	Assigned	8/23/2021	7521 MACARTHU	040 339600400	Vacant	0.08	CN-3-45	96.8	134.7	139%	12/31/2026	10	0+	00	10+

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			R BLVD OAKLAND 94605												
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH PL OAKLAND 94603	048H7606009 03	Vacant	0.21	RH-4-NA	1 per lot	4.8	100%	12/31/2022	00	00	00	1+
PLN21164	Assigned	9/2/2021	WRENN ST OAKLAND 94608	029A1316004 00	Vacant	0.13	RD-1-NA	1 per lot	7.8	100%	12/31/2024	00	00	00	1+
PLN21168	Assigned	10/28/2021	SKYLINE BLVD OAKLAND 94603	048G7450028 00	Vacant	0.26	RH-4-NA	1 per lot	3.9	100%	12/31/2024	00	00	00	1+
PLN21170	Accepted	8/20/2021	490 CAPITAL ST OAKLAND 94610	023 041700101	Multi Family Residential	0.09	RM-3-NA	1 per lot	10.7	100%	12/31/2024	00	00	00	1+
PLN21171	Assigned	9/10/2021	609 ALCATRAZ AVE OAKLAND 94609	015 137803900	Single Family Residential	0.13	RM-4-NA	39.6	15.9	40%	12/31/2024	00	00	00	22
PLN21176	Assigned	9/27/2021	POTTER ST OAKLAND 94601	036 242702200	Vacant	0.10	RD-2-NA	1 per lot	9.6	100%	12/31/2024	00	00	00	1+
PLN21179	Assigned	9/27/2021	129 ALPINE TER OAKLAND 94618	048A7107050 00	Vacant	0.24	RD-1-NA	1 per lot	4.2	100%	12/31/2024	00	00	00	1+
PLN21180	Assigned	9/27/2021	1818 ADELIN ST OAKLAND 94607	005 040602700	Single Family Residential	0.15	RM-4-NA	39.6	20.3	51%	12/31/2024	00	00	00	33
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE OAKLAND 94611	010 079202000	Vacant	0.13	RM-4-NA	39.6	37.1	94%	12/31/2026	00	00	00	55
ZP210098	Pre-Application (Accepted)	12/15/2021	200 ALICE ST OAKLAND 94607	001 015700600	General Commercial	0.09	C-45-NA	145.2	2381.3	1640%	12/31/2028	00	00	6262	143+43
PLN21187	Incomplete	12/3/2021	8816 BURR ST OAKLAND 94605	043A4641027 00	Vacant	0.20	RD-1-NA	1 per lot	5.1	100%	12/31/2024	00	00	00	1+

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21192	Assigned	10/4/2021	2621 MARKET ST OAKLAND 94607	005 045101200	Vacant	0.09	RM-4-NA	39.6	11.4	29%	12/31/2024	00	00	00	1+
PLN21193	Assigned	10/19/2021	LONDON RD OAKLAND 94608	029 107500100	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	00	00	00	1+
ZP200075	Pre-Application (Complete)	10/29/2020	200 FALLON ST OAKLAND 94607	018 044000903	General Industrial	1.73	M-20/S-4		159.2		12/31/2027	00	00	00	276276
PLN21195	Assigned	10/13/2021	1437 48TH AVE OAKLAND 94601	035 236003300	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	00	00	00	1+
PLN21196	Assigned	10/13/2021	48TH AV OAKLAND 94601	035 236003400	Vacant	0.06	RM-3-NA	1 per lot	18.2	100%	12/31/2024	00	00	00	1+
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR BLVD OAKLAND 94602	029A1302051 00	Vacant	0.30	CN-1-45	96.8	129.6	134%	12/31/2026	00	99	1+	2929
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT ST OAKLAND 94607	005 041300700	Vacant	0.02	CC-2-60	116.16	49.5	43%	12/31/2024	00	00	00	1+
PLN21209	Assigned	11/15/2021	5527 VICENTE WAY OAKLAND 94609	014 122401305	Single Family Residential	0.27	RM-4-NA	39.6	22.5	57%	12/31/2026	00	00	00	66
PLN21210	Assigned	12/13/2021	4452 MATTIS CT OAKLAND 94619	037 253003100	Vacant	0.21	RD-1-NA	1 per lot	4.9	100%	12/31/2024	00	00	00	1+
PLN21212	Assigned	11/23/2021	8750 GOLF LINKS RD OAKLAND 94605	043A4642049 00	Vacant	0.27	RD-1-NA	1 per lot	3.7	100%	12/31/2024	00	00	00	1+
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD OAKLAND 94605	043A4642050 00	Vacant	0.38	RD-1-NA	1 per lot	2.6	100%	12/31/2024	00	00	00	1+

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21214	Assigned	12/3/2021	5998 TELEGRAPH AVE OAKLAND 94609	016 138700100	General Industrial	0.13	RU-5-45	96.8	170.8	176%	12/31/2026	00	00	33	2020
PLN21215	Assigned	12/3/2021	248 GRAVATT DR OAKLAND 94603	048H7606054 00	Vacant	0.72	RH-4-NA	1 per lot	1.4	100%	12/31/2024	00	00	00	1+
PLN21218	Incomplete	12/9/2021	TRESTLE GLEN RD OAKLAND 94608	023 043902400	Vacant	0.22	RD-1-NA	1 per lot	4.5	100%	12/31/2024	00	00	00	1+
PLN21221	Assigned	12/22/2021	GIRVIN DR OAKLAND 94611	048D7302052 00	Vacant	0.29	RH-4-NA	1 per lot	3.5	100%	12/31/2024	00	00	00	1+
PLN21222	Assigned	12/22/2021	THORNDAL E DR OAKLAND 94603	048G7444010 00	Vacant	0.16	RH-4-NA	1 per lot	6.3	100%	12/31/2024	00	00	00	1+
PLN21224	Assigned	12/22/2021	BAGSHOTTE DR OAKLAND 94603	048D7282050 00	Vacant	0.17	RH-3-NA	1 per lot	5.8	100%	12/31/2024	00	00	00	1+
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE OAKLAND 94601	035 239001000	Residential Care/Assisted Living/Nursing Facility	0.13	RU-4-45	96.8	23.5	24%	12/31/2024	00	00	00	33
PLN21226	Assigned	12/22/2021	MANZANITA DR OAKLAND 94603	048E7319020 00	Vacant	0.15	RH-4-NA	1 per lot	6.7	100%	12/31/2024	00	00	00	1+
PLN21229	Assigned	12/21/2021	3001 E 12TH ST OAKLAND 94601	025 069300400	General Industrial	0.17	NA	#N/A	11.6	200%	12/31/2024	00	00	00	22
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD OAKLAND 94619	029 109001401	Vacant	0.07	RD-1-NA	1 per lot	14.4	100%	12/31/2024	00	00	00	1+
PLN21231	Filed	11/22/2021	GOULDIN RD	048F7372045 00	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	00	00	00	1+

City of Oakland 2023-2031 Housing Element Update

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94603												
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST OAKLAND 94607	005 043701100	Mixed Uses - Residential	0.17	HBX-4-NA	54.45	105.0	193%	12/31/2026	20	02	00	1616
PLN21238	Accepted	12/7/2021	610 21ST ST OAKLAND 94606	008 064701500	Multi Family Residential	0.17	CBD-X-1	145.2	30.1	21%	12/31/2026	00	00	00	55
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD OAKLAND 94605	048 686300604	Single Family Residential	1.04	RH-3-NA	1 per lot	1.9	200%	12/31/2024	00	00	00	22
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD OAKLAND 94619	037A3149080 02	Vacant	0.49	CN-3-35	79.2	40.7	51%	12/31/2026	00	00	22	1818
PLN21243	Accepted	12/15/2021	13175 SKYLINE BLVD OAKLAND 94619	037A3142048 00	Vacant	2.38	RH-1-NA	1 per lot	0.4	100%	12/31/2024	00	00	00	1+
PLN21247	Accepted	12/17/2021	HARRINGTO N AVE OAKLAND 94601	032 210006000	Vacant	0.10	RM-2-NA	1 per lot	19.8	200%	12/31/2024	00	00	00	22
PLN21248	Filed	12/17/2021	WESTOVER DR OAKLAND 94603	048D7303069 00	Vacant	0.16	RH-4-NA	1 per lot	6.2	100%	12/31/2024	00	00	10	0+
PLN21251	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D7251012 00	Vacant	0.16	RH-3-NA	1 per lot	6.2	100%	12/31/2024	00	00	00	1+
PLN21252	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D7251013 00	Vacant	0.18	RH-3-NA	1 per lot	5.6	100%	12/31/2024	00	00	00	1+
PLN21253	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D7251014 00	Vacant	0.15	RH-3-NA	1 per lot	6.5	100%	12/31/2024	00	00	00	1+
PLN21254	Accepted	12/20/2021	WESTOVER DR OAKLAND 94603	048D7303072 00	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	00	00	10	0+

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21256	Accepted	12/23/2021	GIRVIN DR OAKLAND 94603	048D7303030 00	Vacant	0.26	RH-4-NA	1 per lot	3.8	100%	12/31/2024	00	00	00	14
ZP220029	Pre-Application (Complete)	2/22/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	020 016500200	Vacant	0.24	RM-2-NA	17.42	116.2	667%	12/31/2028	00	2828	00	00
RBC1905966, RBC1905967, RBC1905968	Reinstated	8/22/2022	2932 CARMEL ST OAKLAND 94602	029 098202100	Multi Family Residential	0.25	RM-2-NA	17.42	24.2	34%	12/31/2027	00	00	00	33
ZP220048	Under Review	5/25/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	008 066400600	General Commercial	0.19	CC-2-45	96.8	306.9	317%	12/31/2027	00	5858	00	00
PLN21114	Under Review	11/1/2021	2304 9TH AVE OAKLAND 94606	022 031800806	Duplex/Two Units	0.24	RM-3-NA	29.04	8.5	29%	12/31/2024	00	00	00	22
PLN21194	Under Review	12/10/2021	233 BROADWAY OAKLAND 94607	001 013500100	Hotel, Motel, Lodging Commercial	0.99	C-45-NA	145.2	131.6	91%	12/31/2027	00	00	1313	11717
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET ST OAKLAND 94607	005 043201203	General Commercial	0.14	RM-4-NA	39.6	34.8	88%	12/31/2025	00	00	00	55
ZP200010	Pre-Application (Under Review)	3/9/2020	2359 HARRISON ST OAKLAND 94612	008 067000400	General Commercial	0.26	D-BV-1-NA	348.48	1272.3	365%	12/31/2025	00	00	00	325325
PLN18088	Under Review	6/5/2020	2715 ADELINE ST OAKLAND 94607	005 044600102	General Industrial	0.48		#N/A	190.7		12/31/2025	00	00	00	9194
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN BLVD OAKLAND 94602	029 125502200	Vacant	0.22	CN-3-35	79.2	76.5	97%	12/31/2026	00	44	00	1313
PLN21041	Under Review	9/16/2021	2901 BROADWAY OAKLAND 94611	009 070100800	General Commercial	0.12	D-BV-3-85	158.4	1866.4	1178%	12/31/2027	230	23	00	197197

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL BLVD OAKLAND 94601	025 072000702	Parking Lot	0.61	RM-4-NA	39.6	172.8	436%	12/31/2027	00	106+06	00	00
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT ST OAKLAND 94608	005 046601900	Vacant	0.10	RM-2-NA	1 per lot	19.9	200%	12/31/2024	00	00	22	00
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD OAKLAND 94602	028 093900802	Mixed Uses - Residential	0.17	RU-4-45	96.8	89.7	93%	12/31/2026	00	00	00	15+5
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	623.9	537%	12/31/2026	00	5858	15+5	00
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH ST OAKLAND 94619	032 203216600	Single Family Residential	0.27	RM-4-NA	39.6	29.4	74%	12/31/2026	00	00	00	88
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON ST OAKLAND 94611	010 079300100	Mixed Uses - Residential	0.13	RM-4-NA	39.6	29.8	75%	12/31/2024	00	00	00	44
ZP200115; PLN20158	Pre-Application (Under Review)	11/30/2020	6733 FOOTHILL BLVD OAKLAND 94605	039 327400505	Vacant	1.60	CC-2-45	96.8	0.0		12/31/2026	00	00	00	00
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON ST OAKLAND 94611	010 081002000	Multi Family Residential	0.05	RM-3-NA	1 per lot	19.2	100%	12/31/2024	00	00	00	1+
ZP200126	Pre-Application (Under Review)	12/20/2020	1003 E 15TH ST OAKLAND 94606	020 013901702	Religious/Institutional	0.91	RM-2-NA	17.42	75.0	430%	12/31/2026	00	6767	00	1+
ZP200003	Pre-Application (Filed)	1/28/2020	33RD AV OAKLAND 94601	033 219401702	Vacant	0.03	S-15-90	193.6	1135.1	586%	12/31/2025	00	00	00	3838
PLN21161	Under Review	1/7/2022	3600 LAGUNA	029 099005500	Vacant	0.14	RM-3-NA	29.04	27.7	95%	12/31/2024	00	00	00	44

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			AVE OAKLAND 94602												
PLN18266	Under Review	2/19/2021	3712 39TH AVE OAKLAND 94619	030 192500700	Multi Family Residential	0.30	RM-3-NA	29.04	10.0	34%	12/31/2023	<u>00</u>	<u>00</u>	<u>00</u>	<u>33</u>
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH ST OAKLAND 94607	002 005701100	Mixed Uses - Residential	0.23	D-LM-3-LM-275	396	235.2	59%	12/31/2026	<u>00</u>	<u>00</u>	<u>00</u>	<u>5454</u>
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL BLVD OAKLAND 94601	033 215800501	Mixed Uses - Residential	0.36	CN-2-75	158.4	509.1	321%	12/31/2028	<u>9090</u>	<u>9090</u>	<u>33</u>	<u>00</u>
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH AVE OAKLAND 94609	012 096700501	General Commercial	0.33	CN-2-75	158.4	239.3	151%	12/31/2026	<u>00</u>	<u>1919</u>	<u>22</u>	<u>5959</u>
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET ST OAKLAND 94608	012 095602500	Vacant	0.09	RU-5-60	116.16	87.1	75%	12/31/2026	<u>00</u>	<u>22</u>	<u>00</u>	<u>66</u>
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL BLVD OAKLAND 94601	032 208702401	Mixed Uses - Residential	0.09	RU-5-45	96.8	133.9	138%	12/31/2027	<u>00</u>	<u>00</u>	<u>00</u>	<u>1212</u>
ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL ST OAKLAND 94619	037 254700900	Single Family Residential	0.17	RM-3-NA	29.04	29.1	100%	12/31/2026	<u>00</u>	<u>00</u>	<u>00</u>	<u>55</u>
ZP220004	Pre-Application (Under Review)	1/7/2022	430 BROADWAY OAKLAND 94607	001 013900100	Public	1.38	C-45-NA	145.2	197.3	136%	12/31/2028	<u>00</u>	<u>100100</u>	<u>00</u>	<u>172172</u>
PLN21197	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003500	Vacant	0.06	RM-3-NA	1 per lot	18.1	100%	12/31/2024	<u>00</u>	<u>00</u>	<u>00</u>	<u>11</u>
PLN21198	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003600	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	<u>00</u>	<u>00</u>	<u>00</u>	<u>11</u>
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE BLVD	048H7524001 01	Vacant	24.67	RH-3-NA	1 per lot	8.0		12/31/2028	<u>00</u>	<u>3131</u>	<u>33</u>	<u>164164</u>

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Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94611												
ZP200040	Pre-Application (Complete)	7/8/2020	5TH ST OAKLAND 94607	018 039001007	General Industrial	3.95	S-15W-140	193.6	151.7	78%	12/31/2027	00	00	00	600600
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK AVE OAKLAND 94609	015 136400100	General Commercial	0.15	CN-3-35	79.2	91.1	115%	12/31/2026	00	00	22	1212
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST OAKLAND 94609	016 142400101	Duplex/Two Units	0.10	RM-2-NA	1 per lot	10.0	100%	12/31/2023	00	00	00	1+
ZP210068	Pre-Application (Under Review)	10/4/2021	6542 GWIN RD OAKLAND 94611	048H7524011 00	Single Family Residential	2.60	RH-2-NA	1 per lot	0.8	200%	12/31/2024	00	00	00	22
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH ST OAKLAND 94612	009 068103801	Vacant	0.13	RU-4-35	79.2	111.5	141%	12/31/2027	00	33	00	1212
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM BLVD OAKLAND 94705	048H7618034 00	Vacant	0.14	RH-4-NA	1 per lot	7.0	100%	12/31/2024	00	00	00	1+
ZP210100	Pre-Application (Accepted)	12/21/2021	707 WASHINGTON ST OAKLAND 94607	001 020302000	Vacant	0.17	CBD-P-1	145.2	294.4	203%	12/31/2027	00	00	00	5050
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST OAKLAND 94607	006 001701300	Vacant	0.10	RM-2-NA	1 per lot	20.3	200%	12/31/2024	00	00	00	22
ZP220043; ZP220048	Under Review	4/29/2022	7954-7994 MACARTHUR BLVD, Oakland, CA 94605	040A3422017 00	Mixed Uses - Residential	0.23	RU-4-45	96.8	174.2	180%	5/4/2022	00	4040	00	00

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN15378-PUDF05, PLN15378-PUDF06, PLN15378-PUDF07, PLN15378-PUDF08, PLN15378-PUDF09, PLN15378-PUDF010, PLN15378-PUDF03, PLN15378-PUDF04	Under Review	9/21/2020	8750 MOUNTAIN BLVD OAKLAND 94605	043A4675003 23	Vacant	163.60	RH-4-NA	1 per lot	1.6		12/31/2025	00	00	00	267267
PUD06010-PUDF013	Under Review	10/20/2020	8TH AVE OAKLAND 94607	018 046501600	Vacant	1.19	NA		165.1		12/31/2026	00	00	00	196196
ZP210003	Pre-Application (Under Review)	2/1/2021	9 HOMEGLLEN LN OAKLAND 94611	048E7324033 00	Vacant	0.12	RH-4-NA	1 per lot	8.5	100%	12/31/2023	00	00	00	11
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH ST OAKLAND 94606	020 012001200	Religious/Institutional	0.08	CN-3-45	96.8	59.1	61%	12/31/2027	00	00	00	55
PLN20146	Under Review	3/19/2021	933 PINE ST OAKLAND 94607	006 004901600	Vacant	0.05	RM-2-NA	1 per lot	19.1	100%	12/31/2023	00	00	00	11
ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH ST OAKLAND 94608	009 074002800	Religious/Institutional	0.16	RM-2-NA	17.42	200.7	1152%	12/31/2027	00	00	00	3232
PLN21064	Under Review	1/7/2022	942 PINE ST OAKLAND 94607	006 003300100	Vacant	0.10	HBX-2-NA	46.83871	39.8	85%	12/31/2024	00	00	00	44
PLN21120	Under Review	9/16/2021	9430 MACARTHUR BLVD OAKLAND 94605	048 559905200	Vacant	0.14	RU-4-45	96.8	20.9	22%	12/31/2024	00	00	00	33
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH ST OAKLAND 94608	009 074001400	Multi Family Residential	0.24	RM-2-NA	17.42	8.2	47%	12/31/2024	00	00	00	22

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP210089	Pre-Application (Under Review)	1/25/2022	ARROWHEAD DR OAKLAND 94603	048E7321048 02	Vacant	0.40	RH-3-NA	1 per lot	2.5	100%	12/31/2024	00	00	00	1+
ZP210056	Pre-Application (Under Review)	8/16/2021	CARROLL ST OAKLAND 94608	022 030501600	Vacant	0.12	RU-2-NA	54.45	72.3	133%	12/31/2026	00	00	00	99
ZP210001	Pre-Application (Complete)	7/22/2021	CASTRO ST OAKLAND 94607	001 022101402	Vacant	1.33	CC-2-90	193.6	300.6	155%	12/31/2028	2000	200200	0200	00
PLN19284	Under Review	1/2/2020	CIRCLE HILL DR OAKLAND 94608	040A3443011 03	Vacant	0.17	RD-I-NA	1 per lot	6.0	100%	12/31/2022	00	00	00	1+
ZP210040	Pre-Application (Complete)	9/27/2021	CLAREMONT AVE OAKLAND 94603	048H7672013 00	Vacant	0.39	RH-4-NA	1 per lot	5.1	200%	12/31/2024	00	00	00	22
ZP210055	Pre-Application (Under Review)	8/16/2021	ELBERT ST OAKLAND 94602	024 060806001	Vacant	0.09	RD-I-NA	1 per lot	22.9	200%	12/31/2024	00	00	00	22
ZP200094	Pre-Application (Complete)	2/19/2021	JEWELL CT OAKLAND 94603	048G7445028 00	Vacant	0.13	RH-4-NA	1 per lot	7.4	100%	12/31/2023	00	00	00	1+
ZP210043	Pre-Application (Under Review)	7/22/2021	KELLER AVE OAKLAND 94619	037A3152015 00	Vacant	28.37	RH-I-NA	1 per lot	0.9	1019%	12/31/2026	00	00	00	2626
ZP220002	Pre-Application (Under Review)	1/5/2022	KIRKHAM ST OAKLAND 94607	004 006900201	Parking Lot	0.95	S-15W-160	193.6	303.5	157%	12/31/2028	00	00	00	289289
ZP210071	Pre-Application (Under Review)	10/19/2021	MOORE DR OAKLAND 94603	048D7310022 00	Vacant	0.17	RH-4-NA	1 per lot	5.9	100%	12/31/2024	00	00	00	1+
ZP200025	Pre-Application (Complete)	7/15/2020	OAKWOOD DR OAKLAND 94603	048F7377018 00	Vacant	0.17	RH-4-NA	1 per lot	23.5	400%	12/31/2023	00	00	00	44
ZP210045	Pre-Application (Under Review)	7/13/2021	PARK BLVD OAKLAND 94608	024 055300402	Vacant	0.14	RD-I-NA	1 per lot	65.8	900%	12/31/2026	00	00	00	99

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP210092	Pre-Application (Under Review)	1/20/2022	PIERSON ST OAKLAND 94608	036 250212400	Vacant	0.32	RM-3-NA	29.04	44.3	152%	12/31/2027	00	00	00	1414
ZP210025	Pre-Application (Complete)	6/28/2021	PINE ST OAKLAND 94607	006 003104600	Vacant	0.10	HBX-2-NA	46.83871	20.3	43%	12/31/2024	00	00	00	22
PLN18407	Under Review	6/12/2019	RIDGEMONT DR OAKLAND 94605	037A3151002 05	Vacant	20.07	RH-1-NA	1 per lot	1.0	2000%	12/31/2025	00	00	00	2020
ZP210085	Pre-Application (Accepted)	11/16/2021	SKYLINE BLVD OAKLAND 94603	048H7523009 00	Vacant	11.63	RH-3-NA	1 per lot	0.0	0%	12/31/2028	00	00	00	00
ZP210095	Pre-Application (Accepted)	12/13/2021	THORNDAL E DR OAKLAND 94603	048G7447039 04	Vacant	0.19	RH-3-NA	1 per lot	5.2	100%	12/31/2024	00	00	10	+
ZP210022	Pre-Application (Complete)	6/14/2021	WEBSTER ST OAKLAND 94612	008 066700503	Parking Lot	0.27	D-BV-2-250	229.2632	652.8	285%	12/31/2027	00	2626	00	150+50
ZP210099	Pre-Application (Incomplete)	12/20/2021	WESTOVER DR OAKLAND 94603	048D7303012 14	Vacant	0.04	RH-4-NA	1 per lot	22.8	100%	12/31/2024	00	00	00	1+
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	1247.8	126%	12/31/2026	730	058	0+5	00
<u>ZP210033</u>	<u>Pre-Application (Complete)</u>	<u>3/22/2022</u>	<u>967 32ND ST OAKLAND 94608</u>	<u>005 046700100</u>	<u>General Commercial</u>	<u>0.182873</u>	<u>CC-2-60</u>	<u>116.16</u>	<u>405.5</u>	<u>349%</u>	<u>12/31/2027</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>
Total:												459+68	1,480+013	21697+	60196,022
Percent of RHNA:												18.82%	4.822%	52%	

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: City of Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 Housing Element period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous Housing Element cycles must be zoned at residential densities of at least 30 du/ac and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. This applies to non-vacant sites included in at least one prior cycle and vacant sites included in two or more consecutive cycles. These requirements do not apply to the moderate- and above-moderate-income RHNA.

The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous Housing Element cycles. There are six vacant parcels that were included in both the 4th and 5th Housing Element cycles (APNs 044 501400603, 044 501400500, 012 098602501, 032 208405100, 043 462000102, 023 047602101, 010 077202001, 032 208405100). One of these parcels (APN 012 098602501) is part of a pipeline project and may be carried forward. Of the remaining five parcels, three parcels (APNs 044 501400603, 044 501400500) are part of a single City-owned surplus site that is currently subject to a Homekey proposal at City Council direction for a 124-unit modular development. The remaining two sites are located in high resource areas that permit development over 30 du/ac and will be subject to by right zoning provisions as part of this Housing Element's Housing Action Plan to allow development with at least 20 percent affordable housing (Action 3.4.10).

There are ~~28~~7 non-vacant parcels included in at least one prior RHNA housing element cycle (APNs 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900). ~~Twelve~~Eleven of these parcels are part of pipeline projects and may be carried forward (APNs 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900, 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, ~~008 062403700~~008 067200500) and an additional ~~four~~five parcels are included as part of active permit applications or pre-applications (APNs 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 008 062403700). Two parcels (APNs 025 073300802, 025 073300803) are City-owned surplus sites with priority for affordable housing production, and an additional site (APN 041 416402403) is owned by BART. All but two of the remaining sites are located in higher resource areas. These sites are permitted to develop over 30 du/ac and will also become subject to by right zoning provisions as part of this Housing Element's Housing Action Plan.

There are also several moderate- and above-moderate-income RHNA sites included in the inventory that were included in previous Housing Element cycles. Realistic capacity and

development likelihood assumptions as described above are used to estimate the capacity of available 5th cycle sites included in the 6th cycle Inventory. Table C-15 provides a summary of development capacity for available 5th cycle RHNA sites by Planning Area. Specific sites carried over from the 4th and 5th Housing Element cycles are noted in Table C-26.

Table C-15: Development Capacity of Available 5th Cycle RHNA Sites, 2022

Planning Area	Total Residential Capacity (units)		
	Lower-Income	Moderate-Income	Above-Moderate-Income
Central East Oakland	9174	754	0
Coliseum/Airport	124	0	0
Downtown	183	1360	306
East Oakland Hills	4	10	0
Eastlake/Fruitvale	146	682	1
Glenview/Redwood Heights	6154	0	0
North Oakland Hills	00	0	0
North Oakland/Adams Point	11783	531	0
West Oakland	120420	458	381
Total Units	929714	3795	688

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

New Opportunity Sites

New opportunity sites not included in previous Housing Element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest. As most of these sites have lower FAR and AV ratios, appropriate capacity modifiers as described in Table C-13 are also applied to these sites, including vacant sites

City-owned sites are deemed appropriate for lower-income housing as they are prioritized for development that maximizes the production of affordable housing and typically support the densities required.^{9,10}

⁹ The City-owned Barcelona Parcel (APN 048 687000200) is assumed to develop as mixed-income in line with the medium density development scenario. See: <https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF>

¹⁰ As noted previously, there are a number of market rate units assumed on City-owned land due to a mixed-income assumption on sites larger than 10 acres. This is to ensure that affordable units are not overconcentrated in any one project or geographic location. Further, although City Council provided direction to prioritize 100% affordable development in the December 2018 Public Lands Policy resolution, no specific City policy has yet been implemented to enforce this provision. The City will utilize public land to maximize the production of affordable housing – which may include mixed-income projects that can produce more total units than a 100% affordable project would be able to.

Similarly, BART-owned sites are permitted to develop at high densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.¹¹ When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. BART has also reviewed property sites and designated them appropriate to include in the inventory.

Oakland’s major specific plan areas also provide opportunities for higher-density residential development. The West Oakland Specific Plan (WOSP), the Lake Merritt Station Area Plan (LMSAP), the Broadway Valdez District Specific Plan (BVDSP), and the Draft Downtown Oakland Specific Plan (DOSP) in particular contain a number of opportunity sites. Many of the sites in these areas are parking lots, as shown in Table C-16a. These projects are also more likely to redevelop, as they may “tier” off the specific plan environmental impact reports. All of the sites below are also subject to capacity modifiers as described in Table C-13.

Other opportunity sites include those suggested by community members and members of the Oakland City Council, those likely to redevelop during the planning period due to current use obsolescence, and sites owned by faith-based organizations that are likely to be developed in partnership with the Local Initiatives Support Coalition (LISC).¹² LISC and other faith-based organizations have submitted interest in residential development, and details of the projects are provided in Table C-16a when available. The development capacity of these new opportunity sites is summarized in Table C-16a below.

Sites owned by the City are shown in Table C-16b. Action 3.3.1 in the Housing Action Plan notes will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors. All surplus sites are tracked on the City’s website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units.

¹¹ These projects meet the default density of 30 du/ac and are prioritized for affordable housing projects, and are thus assumed to be appropriate to accommodate lower-income development.

¹² Through the Alameda County Housing Development Capacity Building Program, Bay Area LISC provides targeted technical assistance, training, and tailored grant resources to support a cohort of faith-based landowners to develop affordable housing on their properties. The roster of projects currently in the program was provided by LISC during the community outreach process, and includes residential capacity and affordability levels for each project.

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
014 1229021030+ 4-12680090+	5354 CLAREMONT AVE	1.683182+2	RM-4-NACN-1-35	39.679.2	Hospitals/Office	NA	High AFFH potential; site will be upzoned Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	00	16+6	1+	5050	
028 09160270200 +01370010+	2833 MACARTHUR BLVD OAKLAND 9460240+ BROADWAY OAKLAND 94607	0.2337460.6	RU-5-60C-45-NA	116.16+45.2	General Commercial/Public	QNA	Underutilized commercial center; Interest from Dimond Improvement Association Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	00	879	00	00	
001 01370010100 +013700102	401 BROADWAY OAKLAND 94607499 5TH ST OAKLAND 94607	0.5762140.8	C-45-NAC-45-NA	145.2+45.2	Public/Public	QNA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	00	600600	00	00	GGGGG
001 01370010200 +016700300	499 5TH ST OAKLAND 9460769-7TH ST OAKLAND 94607	0.800140.4	C-45-NA D-LM-4-LM-85	145.2+93.6	Public/Public	QNA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units Agency Owned (BART)	00	00	00	00	GGGGG
001 01670030000 +019900100	69 7TH ST OAKLAND 94607620 WASHINGTON ST OAKLAND 94607	0.350621+4	D-LM-4-LM-85 CBD-X-4	193.6484	Public/Public	QNA	Agency Owned (BART) Property Owner/Agency Interest: Police Administration Building RFQ (2/14/22) for 600 unit development with 30% affordable	00	3434	00	00	
001 01990010000 2-01200700	620 WASHINGTON ST OAKLAND 94607+013 HARRISON ST OAKLAND 94607	1.3747380.2	CBD-X-4 D-LM-2-LM-85	484+93.6	Public/Mixed Uses - Residential	QNA	Property Owner/Agency Interest: Police Administration Building RFQ (2/14/22) for 600 unit development with 30% affordable Property Owner Interest (LISC/Faith-based)	00	180+80	00	42042	0
002 01120070000 3-006700400	1013 HARRISON ST OAKLAND 94607+44 CLAY ST OAKLAND 94612	0.1680310.7	D-LM-2-LM-85 CBD-C-7	193.6484	Mixed Uses - Residential/Public	0+9+2	Property Owner Interest (LISC/Faith-based) Agency Owned (City; surplus property; seismically unfit parking garage)	00	00	16+6	16+6	
003 00670040000 4-007300900	1414 CLAY ST OAKLAND 94612349 MANDELA PKWY OAKLAND 94607	0.6603810.3	CBD-C-7S-15W-60	484+16.16	Public/Public	QNA	Agency Owned (City; surplus property; seismically unfit parking garage) Agency Owned (BART)	00	255255	00	00	
004 00730090000 5-038301800	349 MANDELA PKWY OAKLAND 94607+420 MYRTLE ST OAKLAND 94607	0.3387890.2	S-15W-60 RM-4-NA	116.16+ per lot	Public/Religious/Institutional	QNA	Agency Owned (BART) Property Owner Interest (LISC/Faith-based)	00	313+	00	00	
005 03830180000 6-00170280+	1420 MYRTLE ST OAKLAND 94607728 WILLOW ST OAKLAND 94607	0.2182580.2	RM-4-NARM-3-NA	39.6+ per lot	Religious/Institutional/Religious/Institutional	1912+9+0	Property Owner Interest (LISC/Faith-based) Property Owner Interest (LISC/Faith-based)	00	00	2424	00	
006 00170280100 6-002702402	728 WILLOW ST OAKLAND 94607+203	0.193806+6	RM-3-NARM-2-NA	2 per lot+ per lot	Religious/Institutional/Religious/Institutional	0+9+5	Property Owner Interest (LISC/Faith-based) Property Owner Interest (LISC/Faith-based)	00	00	20	00	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
	WILLOW ST OAKLAND 94607											
006 00270240200 8-062601600	1203 WILLOW ST OAKLAND 94607-1443 ALICE ST OAKLAND 94612	1.6195320-3	RM-2-NA CBD-C-2	2 per lot 217-8	Religious/Institutional Parking Garage	01922	Property Owner Interest (LISC/Faith-based) Specific Plan Site (parking lot)	00	00	20	00	
008 06260160000 8-062602300	1443 ALICE ST OAKLAND 94612-1434 HARRISON ST OAKLAND 94612	0.3453860-2	CBD-C-2 CBD-C-5	217.8484	Parking Garage Parking Lot	1910 NA	Specific Plan Site (parking lot) Specific Plan Site (parking lot)	00	00	5353	00	
008 06260230000 8-062602600	1434 HARRISON ST OAKLAND 94612-1500 HARRISON ST OAKLAND 94612	0.2103960-2	CBD-C-5 CBD-C-5	484484	Parking Lot Parking Lot	1915 NA	Specific Plan Site (parking lot) Specific Plan Site (parking lot)	00	00	7171	00	
008 06260260000 8-062604100	1500 HARRISON ST OAKLAND 94612-1520 HARRISON ST OAKLAND 94612	0.1744760-1	CBD-C-5 CBD-R-5	484484	Parking Lot Parking Lot	1922 NA	Specific Plan Site (parking lot) Specific Plan Site (parking lot)	00	00	5959	00	
008 06260410000 8-064201800	1520 HARRISON ST OAKLAND 94612-1800 SAN PABLO AVE OAKLAND 94612	0.1281831-0	CBD-R-5 CBD-X-6	484484	Parking Lot Parking Lot	01954	Specific Plan Site (parking lot) Agency Owned (City; surplus property)	00	00	1818	00	
008 06420180000 8-064500901	1800 SAN PABLO AVE OAKLAND 94612-548 THOMAS L BERKLEY WA OAKLAND 94612	1.0180780-3	CBD-X-6 CBD-X-4	484484	Parking Lot Religious/Institutional	01912	Agency Owned (City; surplus property) Property Owner Interest (faith-based); lot consolidation incentive	00	225225	00	00	
008 06450090100 8-064502805	548 THOMAS L BERKLEY WA OAKLAND 94612-556 THOMAS L BERKLEY WA OAKLAND 94612	0.2689020-4	CBD-X-4 CBD-X-4	484484	Religious/Institutional Mixed Uses - Residential	01966	Property Owner Interest (faith-based); lot consolidation incentive lot consolidation incentive	00	2929	00	00	
008 06450280500 8-064503301	556 THOMAS L BERKLEY WA OAKLAND 94612-525 21ST ST OAKLAND 94612	0.3736790-6	CBD-X-4 CBD-X-6	484484	Mixed Uses - Residential Office	1954 NA	lot consolidation incentive lot consolidation incentive	00	4040	00	00	
008 06450330100 8-065001604	525 21ST ST OAKLAND 94612-2001 FRANKLIN ST OAKLAND 94612	0.6169050-7	CBD-X-6 CBD-C-7	484484	Office General Commercial	1912 NA	lot consolidation incentive Specific Plan Site (parking lot)	00	6868	00	00	
008 06500160400 8-065002300	2001 FRANKLIN ST OAKLAND 94612-2044 BROADWAY OAKLAND 94612	0.6719250-7	CBD-C-7 CBD-C-7	484484	General Commercial Office	1966 NA	Specific Plan Site (parking lot) Specific Plan Site	00	130130	00	00	CCCCC

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
008 06500230000 8-066005203	2044 BROADWAY OAKLAND 9461244 GRAND AVE OAKLAND 94612	0.69384109	CBD-C-7 CBD-X-4	484484	Office Parking Lot	0NA	Specific Plan Site Agency Owned (BART)	00	268268	00	00	CCCCC
008 06600520300 8-067200500	W GRAND AVE OAKLAND 946122433 VALDEZ ST OAKLAND 94612	0.90677801	CBD-X-4D BV-1 NA	484348.48	Parking Lot General Commercial	01928	Agency Owned (BART) Specific Plan Site	00	190190	00	00	
008 07160580000 8-071605800	1911 TELEGRAPH AVE OAKLAND 946121911 TELEGRAPH AVE OAKLAND 94612	1.03587510	CBD-R-6 CBD-R-6	484484	Public Public	0NA	Agency Owned (City; surplus property) Agency Owned (City; surplus property)	00	1490	037	00	
010 08000100601 0-080001006	111 FAIRMOUNT AVE OAKLAND 94611111 FAIRMOUNT AVE OAKLAND 94611	1.32912113	RM-3-NAR M-3-NA	2 per lot 1 per lot	Religious/Institio nal Religious/ Institutional	1928 1986	Property Owner Interest (LISC/Faith-based) Property Owner Interest (LISC/Faith-based)	250	0149	00	00	
012 09660050001 2-096600500	534 37TH ST OAKLAND 94609534 37TH ST OAKLAND 94609	0.1033101	RU-3-NAR U-3-NA	96.8 96.8	Religious/Institio nal Religious/ Institutional	0NA	Property Owner Interest (LISC/Faith-based) Property Owner Interest (LISC/Faith-based)	025	10	00	00	PP
012 09680030101 2-096800301	3875 TELEGRAPH AVE OAKLAND 946093875 TELEGRAPH AVE OAKLAND 94609	0.60697206	S-15-75 S-15-75	158.4 158.4	Office Office	1986 NA	High AFFH potential; adjacent to other multifamily development High AFFH potential; adjacent to other multifamily development	00	811	00	00	PP
012 09820100001 2-098201000	3815 BROADWAY OAKLAND 946113815 BROADWAY OAKLAND 94611	0.15622602	CC-2-60 CC-2-60	116.16 116.16	Mixed Uses - Residential Mixed Uses - Residential	0NA	Use not likely to continue; property boarded Use not likely to continue; property boarded	00	035	180	00	
012 09820160001 2-098201600	3822 MANILA AVE OAKLAND 946093822 MANILA AVE OAKLAND 94609	0.44801204	CC-2-60 CC-2-60	116.16 116.16	General Industrial General Industrial	0NA	Use not likely to continue; property boarded Use not likely to continue; property boarded	00	00	527	00	
012 09930040001 2-099300500	4000 HOWE ST OAKLAND 946114016 HOWE ST OAKLAND 94611	0.16761503	CN-1-35 CN-1-35	79.2 79.2	Parking Lot Parking Lot	0NA	Property Owner Interest (100-unit affordable housing) Property Owner Interest (100-unit affordable housing)	00	00	026	00	NN
012 09930050001 2-099300601	4016 HOWE ST OAKLAND 946114116 ST OAKLAND 94611	0.26862506	CN-1-35 CN-1-35	79.2 79.2	Parking Lot Parking Lot	01974	Property Owner Interest (100-unit affordable housing) Property Owner Interest (100-unit affordable housing)	00	00	00	00	NNNN
012 09930060101 2-100200601	41ST ST OAKLAND 946114299 BROADWAY OAKLAND 94611	0.56313205	CN-1-35 CC-2-45	79.2 96.8	Parking Lot General Commercial	01925	Property Owner Interest (100-unit affordable housing)	00	100100	00	00	NNNN

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
012 1002006010+ 2-100200900	4299 BROADWAY OAKLAND 946114225 BROADWAY OAKLAND 94611	0.5319420+	CC-2-45 CC-2-45	96.8 96.8	General Commercial General Commercial	01929	Use not likely to continue; property boarded Project with prior residential application	00	16+ 16	00	00	
012 1002009000+ 3-109902501	4225 BROADWAY OAKLAND 946114432 TELEGRAPH AVE OAKLAND 94609	0.1465650+	CC-2-45 CN-2-45	96.8 96.8	General Commercial General Commercial	1974+ 1964	Project with prior residential application High AFFH potential; lot consolidation incentive	00	88	00	00	
013 1099025010+ 3-109902600	4432 TELEGRAPH AVE OAKLAND 946094400 TELEGRAPH AVE OAKLAND 94609	0.0837270-	CN-2-45 CN-2-45	96.8 96.8	General Commercial General Commercial	1925 NA	High AFFH potential; lot consolidation incentive High AFFH potential; lot consolidation incentive	00	44	00	00	KKKKKK
013 1099026000+ 3-109902800	4400 TELEGRAPH AVE OAKLAND 946094444 TELEGRAPH AVE OAKLAND 94609	0.1950920-	CN-2-45 CN-2-60	96.8 116.16	General Commercial General Commercial	1929 NA	High AFFH potential; lot consolidation incentive High AFFH potential; lot consolidation incentive	00	66	00	00	KKKKKK
013 1099028000+ 3-110902001	4444 TELEGRAPH AVE OAKLAND 946094200 BROADWAY OAKLAND 94611	0.3427010-	CN-2-60 CC-2-45	116.16 96.8	General Commercial General Commercial	1964+ 1991	High AFFH potential; lot consolidation incentive High AFFH potential; lot consolidation incentive	00	40+ 40	00	00	KKKKKK
013 1109020010+ 3-110902200	4200 BROADWAY OAKLAND 946114220 BROADWAY OAKLAND 94611	0.2543070-	CC-2-45 CC-2-45	96.8 96.8	General Commercial General Commercial	01997	High AFFH potential; lot consolidation incentive High AFFH potential; lot consolidation incentive	00	15+ 15	00	00	IIIIH
013 1109022000+ 3-110902501	4220 BROADWAY OAKLAND 946114224 BROADWAY OAKLAND 94611	0.1969750-	CC-2-45 CC-2-45	96.8 96.8	General Commercial General Commercial	02016	High AFFH potential; lot consolidation incentive High AFFH potential; lot consolidation incentive	00	12+ 12	00	00	IIIIH
013 1109025010+ 3-115400905	4224 BROADWAY OAKLAND 946115114 SHATTUCK AVE OAKLAND 94609	0.339042-	CC-2-45 CN-2-45	96.8 96.8	General Commercial General Commercial	1991 NA	High AFFH potential; lot consolidation incentive High AFFH potential; lot consolidation incentive	00	20 20	00	00	IIIIH
013 1154009050+ 4-124200600	514 SHATTUCK AVE OAKLAND 946095050 BROADWAY OAKLAND 94611	2.643866+ 5.5	CN-2-45 CC-2-60	96.8	General Commercial General Commercial	1997 NA	Underutilized, aging (+25 years) commercial center in moderately resourced area Strong public and decisionmaker support. Upzoning candidate	00	182+ 182	00	00	
014 1242006000+ 4-126503806	5050 BROADWAY OAKLAND 946115609 SHAFTER AVE OAKLAND 94618	15.469080- 4	CC-2-60 RM-1-NA	158.4+ per lot	General Commercial Public	2016+ 1910	Strong public and decisionmaker support. Site is upzoned. Agency Owned (BART)	00	189+ 189	16+ 16	58358 3	

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
014 12650380604 4126504000	5609 SHAFTER AVE OAKLAND 946185655 COLLEGE AVE OAKLAND 94618	0.4394312	RM-1-NACN-1-35	1 per lot79.2	PublicPublic	QNA	Agency Owned (BART)Agency Owned (BART)	00	7040	00	00	
014 12650400004 4126803501	5655 COLLEGE AVE OAKLAND 946186028 CLAREMONT AVE OAKLAND 94618	1.22941805	CN-1-35CN-1-35	1 per lot79.2	PublicOffice	QNA	Agency Owned (BART)High AFFH potential	00	19592	00	00	
018 04450120204 8044501202	510 FALLON ST OAKLAND 94607510 FALLON ST OAKLAND 94607	4.56583846	D-LM-4-LM-275D-LM-4-LM-275	396396	School/College/Educational FacilitySchool/College/Educational Facility	QNA	Agency Owned (Laney College parking lot)Agency Owned (Laney College parking lot)	00	26623	1780	4440	
019 00270140004 9002701400	BELLEVUE AVE OAKLAND 94609BELLEVUE AVE OAKLAND 94609	0.92463109	D-LM-1-LM-85D-LM-1-LM-85	193.6193.6	Parks, Recreation & Open SpaceParks, Recreation & Open Space	QNA	Project with prior residential applicationProject with prior residential application	00	54266	0178	0444	
020 01170030002 0011700300	1235 INTERNATIONAL BLVD OAKLAND 946061235 INTERNATIONAL BLVD OAKLAND 94606	0.15952902	CN-3-35CN-3-35	79.279.2	PublicPublic	QNA	Agency owned. relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected)Agency owned. relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected)	00	054	100	00	
020 01530060002 0015300600	1449 MILLER AVE OAKLAND 946011449 MILLER AVE OAKLAND 94601	0.27476703	RM-2-NARM-2-NA	2 per lot1-per lot	Mobile HomesMobile Homes	QNA	Agency Owned (City surplus site)Agency Owned (City surplus site)	00	00	210	00	
025 06920060002 5069200600	E 12TH ST OAKLAND 94611E 12TH ST OAKLAND 94611	1.43724814	CN-3-75CN-3-75	NA158.4	PublicPublic	QNA	Agency Owned (BART site)Agency Owned (BART site)	00	1820	00	00	
030 19810580003 0198105800	3512 38TH AVE OAKLAND 946193512 38TH AVE OAKLAND 94619	0.08149801	CN-2-35CN-2-35	79.279.2	Religious/InstitutionalReligious/Institutional	QNA	Property Owner Interest (faith-based); lot consolidation incentiveProperty Owner Interest (faith-based); lot consolidation incentive	00	5182	00	00	HHH
030 19810590103 0198105901	3925 MACARTHUR BLVD OAKLAND 946193925 MACARTHUR BLVD OAKLAND 94619	0.1147901	CN-2-35CN-2-35	79.279.2	Parking LotParking Lot	QNA	Property Owner Interest (faith-based); lot consolidation incentiveProperty Owner Interest (faith-based); lot consolidation incentive	00	75	00	00	HHHHHH

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
030 19810590203 0-198105902	3512 38TH AVE OAKLAND 946193512 38TH AVE OAKLAND 94619	0.1136130.1	CN-2-35 CN-2-35	79.279.2	Parking Lot Parking Lot	0NA	Property Owner Interest (faith-based); lot consolidation incentive Property Owner Interest (faith-based); lot consolidation incentive	00	77	00	00	HHHHHH
033 21910210003 3-219102100	34TH AV OAKLAND 9460134TH AV OAKLAND 94601	0.2829740.3	S-15-90S S-15-90	193.6193.6	Public Public	0NA	Agency Owned (BART) Agency Owned (BART)	00	157	00	00	TTTT
033 21910230003 3-219102300	35TH AV OAKLAND 9460135TH AV OAKLAND 94601	0.3881470.4	S-15-90S S-15-90	193.6193.6	Public Public	0NA	Agency Owned (BART) Agency Owned (BART)	00	2145	00	00	TTTT
033 21920190003 3-219201900	34TH AV OAKLAND 9460134TH AV OAKLAND 94601	0.2860090.3	S-15-90S S-15-90	193.6193.6	Public Public	0NA	Agency Owned (BART) Agency Owned (BART)	00	1624	00	00	TTTT
033 21920230003 3-219202300	34TH AV OAKLAND 9460134TH AV OAKLAND 94601	0.7194360.7	S-15-90S S-15-90	193.6193.6	Public Public	0NA	Agency Owned (BART) Agency Owned (BART)	00	5246	00	00	TTTT
033 21930230003 3-219302300	33RD AV OAKLAND 9460133RD AV OAKLAND 94601	0.4010830.4	S-15-90S S-15-90	193.6193.6	Public Public	0NA	Agency Owned (BART) Agency Owned (BART)	00	2252	00	00	TT
035 23640220203 5-236402202	5216 INTERNATIONAL BLVD OAKLAND 946015216 INTERNATIONAL BLVD OAKLAND 94601	0.0916330.1	RU-5-75 RU-5-75	158.4158.4	Parking Lot Parking Lot	01924	Use not likely to continue; existing nonconforming use Use not likely to continue; existing nonconforming use	00	022	10	00	
035 23640230003 5-236402300	5228 INTERNATIONAL BLVD OAKLAND 946015228 INTERNATIONAL BLVD OAKLAND 94601	0.4255510.4	RU-5-75 RU-5-75	158.4158.4	Parking Lot Parking Lot	0NA	Use not likely to continue; existing nonconforming use Use not likely to continue; existing nonconforming use	00	00	80	00	
035 23640260103 5-236402601	5300 INTERNATIONAL BLVD OAKLAND 946015300 INTERNATIONAL BLVD OAKLAND 94601	0.5553180.6	RU-5-75 RU-5-75	158.4158.4	General Commercial General Commercial	1924NA	Use not likely to continue; existing nonconforming use Use not likely to continue; existing nonconforming use	00	00	108	00	
037 25520010003 7-255200100	4655 STEELE ST OAKLAND 946194655 STEELE ST OAKLAND 94619	6.8643296.9	RD-1-NARD RD-1-NARD	1 per lot 1 per lot	School/College/Educational Facility School/College/Educational Facility	01915	Agency Owned (t least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive \$3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about \$6.9 million over the length of the lease.	00	200	040	00	

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
							\$3,000 is affordable for LI household, assume all 20 units LI.) Agency Owned (at least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive \$3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about \$6.9 million over the length of the lease. \$3,000 is affordable for LI household, assume all 20 units LI.)					
038 31770110003 8-317701100	5782 FOOTHILL BLVD OAKLAND 946055782 FOOTHILL BLVD OAKLAND 94605	0.4798910.5	CN-3-45	CN-3-45	96.896.8	Religious/Institutional	Property Owner Interest (Developer working with church to build 100 deeply affordable housing units) Property Owner Interest (Developer working with church to build 100 deeply affordable housing units)	1000	020	00	00	
038 32100130003 8-321001300	5940 HAYES ST OAKLAND 946215940 HAYES ST OAKLAND 94621	0.1894720.2	RM-3-NARM-3-NA	2 per lot+per lot	Single Family Residential	1915NA	Property Owner Interest (LISC/Faith-based) Property Owner Interest (LISC/Faith-based)	0400	00	20	00	
039 32720360003 9-327203600	68TH AV OAKLAND 9460868TH AV OAKLAND 94608	0.274970.3	CC-2-45	CC-2-45	96.896.8	School/College/Educational Facility	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI (\$3,000). Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI (\$3,000).	00	00	00	00	DDD
039 32730140003 9-327301400	2511 CHURCH ST OAKLAND 946052511 CHURCH ST OAKLAND 94605	0.0915240.1	CC-2-45	CC-2-45	96.896.8	School/College/Educational Facility	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI (\$3,000). Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI (\$3,000).	00	00	00	00	DDDDDD
039 32730210303 9-327302103	CHURCH ST OAKLAND 94605CHURCH ST OAKLAND 94605	0.7647530.8	CC-2-45	CC-2-45	96.896.8	School/College/Educational Facility	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI (\$3,000). Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI (\$3,000).	00	680	00	00	DDDDDD
039 32910220003 9-329102200	7200 BANCROFT AVE OAKLAND 946057200 BANCROFT AVE OAKLAND 94605	4.1637214.2	CC-1-60	CC-1-60	116.16116.16	General Commercial	Underutilized aging commercial center Underutilized commercial center	00	5868	50	1800	EEEDDD
039 32990010203 9-329900102	7000 BANCROFT AVE OAKLAND 946057000 BANCROFT AVE OAKLAND 94605	5.6658075.7	CC-1-60	CC-1-60	116.16116.16	General Commercial	Underutilized aging commercial center Underutilized commercial center	00	10658	95	326180	EEEEEE
039 32990030003 9-329900300	7000 BANCROFT AVE OAKLAND 946057000 BANCROFT AVE OAKLAND 94605	0.4121170.4	CC-1-60	CC-1-60	116.16116.16	General Commercial	Underutilized aging commercial center Underutilized commercial center	00	32106	09	0326	EEEEEE

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
041 3901004004 +390100400	<u>796 66TH AVE</u> <u>OAKLAND 94621796</u> <u>66TH AVE OAKLAND</u> <u>94621</u>	<u>4.5895524.6</u>	<u>D-CO-2-NAD-CO-2-NA</u>	<u>335.0769335.077</u>	<u>Parking Lot</u> <u>Parking Lot</u>	<u>1920</u> <u>NA</u>	<u>Agency Owned (city surplus site)</u> <u>Agency Owned (city surplus site)</u>	<u>00</u>	<u>29632</u>	<u>00</u>	<u>00</u>	<u>EEE</u>
041 3901010004 +390101000	<u>66TH AVE OAKLAND</u> <u>9462166TH AVE</u> <u>OAKLAND 94621</u>	<u>2.1708452.2</u>	<u>D-CO-2-NAD-CO-2-NA</u>	<u>335.0769335.077</u>	<u>Open Space</u> <u>Open Space</u>	<u>0</u> <u>NA</u>	<u>Agency Owned (city surplus site)</u> <u>Agency Owned (city surplus site)</u>	<u>00</u>	<u>140296</u>	<u>00</u>	<u>00</u>	
041 4062012004 +406201200	<u>1016 66TH AVE</u> <u>OAKLAND 946211016</u> <u>66TH AVE OAKLAND</u> <u>94621</u>	<u>0.2148950.2</u>	<u>RD-1-NARD-1-NA</u>	<u>1 per lot</u> <u>1 per lot</u>	<u>Public</u> <u>Public</u>	<u>0</u> <u>NA</u>	<u>Property Owner Interest (faith-based)</u> <u>Property Owner Interest (faith-based)</u>	<u>00</u>	<u>0140</u>	<u>00</u>	<u>10</u>	
041 41700050404 +416402403	<u>7001 SNELL ST</u> <u>OAKLAND 9462171ST</u> <u>AV OAKLAND 94621</u>	<u>0.6237862.7</u>	<u>D-CO-1-NAD-CO-1-NA</u>	<u>335.0769335.077</u>	<u>Open Space</u> <u>Parking Lot</u>	<u>0</u> <u>NA</u>	<u>Agency Owned (city surplus site)</u> <u>Agency Owned (BART)</u>	<u>00</u>	<u>400</u>	<u>00</u>	<u>0+</u>	
041 41890020204 +417000504	<u>7317 INTERNATIONAL</u> <u>BLVD OAKLAND</u> <u>946217001 SNELL ST</u> <u>OAKLAND 94621</u>	<u>0.3824850.6</u>	<u>CC-2-75D-CO-1-NA</u>	<u>158.4335.077</u>	<u>Religious/Institutional</u> <u>Open Space</u>	<u>0</u> <u>NA</u>	<u>Property Owner Interest (faith-based); lot consolidation incentive</u> <u>Agency Owned (city surplus site)</u>	<u>00</u>	<u>0174</u>	<u>400</u>	<u>00</u>	<u>00</u>
041 41890160204 +418900202	<u>73RD AV OAKLAND</u> <u>946217317</u> <u>INTERNATIONAL</u> <u>BLVD OAKLAND</u> <u>94621</u>	<u>1.9779980.4</u>	<u>RM-3-NACC-2-75</u>	<u>2 per lot</u> <u>158.4</u>	<u>Road Right of Way</u> <u>Religious/Institutional</u>	<u>0</u> <u>NA</u>	<u>Property Owner Interest (faith-based); lot consolidation incentive</u> <u>Property Owner Interest (faith-based); lot consolidation incentive</u>	<u>00</u>	<u>040</u>	<u>00</u>	<u>00</u>	<u>00</u>
042 43280011604 +418901602	<u>633 HEGENBERGER RD</u> <u>OAKLAND 9462173RD</u> <u>AV OAKLAND 94621</u>	<u>12.227032.0</u>	<u>D-CO-2-NARM-3-NA</u>	<u>335.0769+</u> <u>per lot</u>	<u>Public</u> <u>Road Right of Way</u>	<u>01980</u>	<u>Agency Owned (city surplus site)</u> <u>Property Owner Interest (faith-based); lot consolidation incentive</u>	<u>00</u>	<u>2360</u>	<u>440</u>	<u>100</u>	
042 43280012404 2-432800116	<u>8000 S COLISEUM WAY</u> <u>OAKLAND 94621633</u> <u>HEGENBERGER RD</u> <u>OAKLAND 94621</u>	<u>8.92929312.2</u>	<u>D-CO-2-NAD-CO-2-NA</u>	<u>335.0769335.077</u>	<u>Public</u> <u>Public</u>	<u>1980</u> <u>1961</u>	<u>Agency Owned (city surplus site)</u> <u>Agency Owned (city surplus site)</u>	<u>00</u>	<u>1730</u>	<u>1150</u>	<u>2880</u>	
043A4675002 32042 432800124	<u>8800 FONTAINE ST</u> <u>OAKLAND 946058000-S</u> <u>COLISEUM WAY</u> <u>OAKLAND 94621</u>	<u>3.0584318.9</u>	<u>RD-1-NAD-CO-2-NA</u>	<u>1 per lot</u> <u>335.077</u>	<u>Religious/Institutional</u> <u>Public</u>	<u>1961</u> <u>NA</u>	<u>Property Owner Interest (LISC/Faith-based)</u> <u>Agency Owned (city surplus site)</u>	<u>00</u>	<u>50236</u>	<u>00</u>	<u>30</u>	
045 51960010104 3A467500232	<u>10701 INTERNATIONAL</u> <u>BLVD OAKLAND</u> <u>946038800-FONTAINE</u> <u>ST OAKLAND 94605</u>	<u>0.1014033.1</u>	<u>CC-2-60RD-1-NA</u>	<u>116.161</u> <u>per lot</u>	<u>Religious/Institutional</u> <u>Religious/Institutional</u>	<u>0</u> <u>NA</u>	<u>Agency Interest (Faith-based); lot consolidation incentive</u> <u>Property Owner Interest (LISC/Faith-based)</u>	<u>00</u>	<u>7173</u>	<u>0115</u>	<u>0288</u>	<u>UU</u>
045 51960020104 5-519600101	<u>10701 INTERNATIONAL</u> <u>BLVD OAKLAND</u> <u>9460310701</u> <u>INTERNATIONAL</u>	<u>0.1188160.1</u>	<u>CC-2-60CC-2-60</u>	<u>116.161</u> <u>116.16</u>	<u>Religious/Institutional</u> <u>Religious/Institutional</u>	<u>0</u> <u>NA</u>	<u>Agency Interest (Faith-based); lot consolidation incentive</u> <u>Agency Interest (Faith-based); lot consolidation incentive</u>	<u>00</u>	<u>950</u>	<u>00</u>	<u>03</u>	<u>UU</u>

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
	BLVD OAKLAND 94603											
045 51960040004 5-51960020+	1360 107TH AVE OAKLAND 94603 INTERNATIONAL BLVD OAKLAND 94603	0.1655950+	RD-1-NACC-2-60	1 per lot	Religious/Institutional	QNA	Agency Interest (Faith-based); lot consolidation incentive	00	07	00	10	UUUU
048 68700020004 5-519600400	BARCELONA ST OAKLAND 94621 107TH AVE OAKLAND 94603	4.6713770-2	RH-3-NARD-1-NA	1 per lot	Public Religious/Institutional	QNA	Agency Owned (city surplus site); medium density proposal (93 units), at typical affordability mix. Agency Interest (Faith-based); lot consolidation incentive	00	279	190	470	UU
048F7361011 00048 687000200	6226 MORAGA AVE OAKLAND 94611 BARCELONA ST OAKLAND 94621	0.5482944-7	RH-4-NARH-3-NA	1 per lot	Parks, Recreation & Open Space	QNA	Agency Owned (city surplus site). Agency Owned (city surplus site); medium density proposal (93 units), at typical affordability mix.	00	00	10	00	VUUU
048F7361012 00048F73610 1100	6226 MORAGA AVE OAKLAND 94611 MORAGA AVE OAKLAND 94611	0.3593110-5	RH-4-NARH-4-NA	1 per lot	Parks, Recreation & Open Space	0	Agency Owned (city surplus site). Agency Owned (city surplus site)	00	027	119	047	VV
048A7069010 00048F73610 1200	6209 COLLEGE AVE OAKLAND 94618 MORAGA AVE OAKLAND 94611	0.4274440-4	CN-1-35RH-4-NA	79.2+ per lot	General Commercial Parks, Recreation & Open Space	0	High AFFH potential; site will be upzoned. Agency Owned (city surplus site)	00	90	50	270	VV
014 1266047010+ 4-126801200	5727 COLLEGE AVE OAKLAND 94618	1.5255270+	CN-1-35RM-1-NA	79.2+ per lot	General Commercial Office	1968	High AFFH potential; aging shopping center; site will be upzoned. Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	00	190	20	600	VV
014 1229021030+ 4-126803600	5354 CLAREMONT AVE	1.6831820-2	RM-4-NACN-1-35	39.679-2	Hospitals Office	NA	High AFFH potential; site will be upzoned. Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	00	16+	10	500	
028 0916027020+ 4-12680110+	2833 MACARTHUR BLVD OAKLAND 94602	0.2337460+	RU-5-60RM-1-NA	116.16+ per lot	General Commercial Office	QNA	Underutilized commercial center; Interest from Dimond Improvement Association. Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	00	8+6	00	00	

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
620 WASHINGTON ST OAKLAND 94607620 WASHINGTON ST OAKLAND 94607	001 019900100001-019900100	-	CBD-XCBD-X	484484	1.371-37	PublicPublic	AvailableAvailable	180180	-	420420	PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized. PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized.
1260 M L KING JR WAY OAKLAND 946121260 M L KING JR WAY OAKLAND 94612	002 002700609002-002700609	-	CBD-CCBD-C	484484	1.791-79	Parking GarageParking Garage	AvailableAvailable	183183	122122	306306	-
1414 CLAY ST OAKLAND 946121414 CLAY ST OAKLAND 94612	003 006700400003-006700400	-	CBD-CCBD-C	484484	0.660-66	PublicPublic	AvailableAvailable	255255	-0	-0	unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD. unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
1606 CHESTNUT ST OAKLAND 946071606 CHESTNUT ST OAKLAND 94607	005 038701400005-038701400	-	RM-2RM-2	1 per lot1-per lot	0.030-03	Vacant - PublicVacant- Public	AvailableAvailable	00	-0	1+	-
1608 CHESTNUT ST OAKLAND 946071608 CHESTNUT ST OAKLAND 94607	005 038701500005-038701500	-	RM-2RM-2	1 per lot1-per lot	0.030-03	Vacant - PublicVacant- Public	AvailableAvailable	00	-0	1+	-
1440 HARRISON ST OAKLAND 946121664 7TH ST OAKLAND 94606	008 062602400006-001701900	↓	CBD-CCC-2	48496.8	0.290-13	Parking LotPublic	AvailablePending Project	00	1000	-0	DOSP site; LMSAP site-
1450 HARRISON ST OAKLAND 946121666 7TH ST OAKLAND 94607	008 062602500006-001702000	↓	CBD-CCC-2	48496.8	0.240-13	Parking LotPublic	AvailablePending Project	00	810	-0	DOSP site; LMSAP site-
1500 HARRISON ST OAKLAND 946121672 7TH ST OAKLAND 94607	008 062602600006-001702100	↓	CBD-CCC-2	48496.8	0.170-13	Parking LotPublic	AvailablePending Project	00	590	-0	DOSP site-
1800 SAN PABLO AVE OAKLAND 946121676 7TH ST OAKLAND 94607	008 064201800006-001702200	↓	CBD-XCC-2	48496.8	1.020-11	Parking LotPublic	AvailablePending Project	2250	-0	-0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD-
1911 TELEGRAPH AVE OAKLAND 946121440 HARRISON ST OAKLAND 94612	008 071605800008-062602400	-	CBD-RCBD-C	484484	1.040-29	PublicParking-Lot	AvailableAvailable	1490	-100	-0	City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD. DOSP site; LMSAP site

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
4016 HOWE ST OAKLAND 94611450 HARRISON ST OAKLAND 94612	012 099300500008 062602500	NN-	CN-1CBD-C	79.2484	0.270.24	Parking Lot Parking Lot	Available Available	00	084	0-0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400) DOSP site; LMSAP site
41ST ST OAKLAND 946114500 HARRISON ST OAKLAND 94612	012 099300601008 062602600	NN-	CN-1CBD-C	79.2484	0.560.17	Parking Lot Parking Lot	Available Available	1000	059	0-0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400) DOSP site
1707 WOOD ST OAKLAND 946071800 SAN PABLO AVE OAKLAND 94612	018 031000707008 064201800	-	D-WS-7CBD-X	64.153166484	0.251.02	Vacant - Public Parking Lot	Available Available	0225	3-0	-0	WOSP site City-owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
WOOD ST OAKLAND 946072100 TELEGRAPH AVE OAKLAND 94612	018 031001400008 064801603	J	D-WS-7CBD-P	64.153166484	3.151.65	Vacant - Public Parking Garage	Available Pending Project	00	460	0	WOSP site-
BELLEVUE AVE OAKLAND 946091911 TELEGRAPH AVE OAKLAND 94612	019 002701400008 071605800	-	D-LM-1CBD-R	193.6484	0.921.04	Parks, Recreation & Open Space Public	Available Available	54149	-0	-0	Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site City-owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
1235 INTERNATIONAL BLVD OAKLAND 946063829 M L KING JR WAY OAKLAND 94609	020 011700300012 096400400	CC	CN-3CN-3	79.2116.16	0.160.07	Public Vacant - Public	Available Pending Project	00	100	0	Planning is underway to relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).-
1449 MILLER AVE OAKLAND 946013823 M L KING JR WAY OAKLAND 94609	020 015300600012 096400500	CC	RM-2CN-3	2 per lot116.16	0.270.14	Mobile Homes Vacant - Public	Available Pending Project	00	20	0	City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.-
DERBY AVE OAKLAND 946014000 HOWE ST OAKLAND 94611	025 072000201012 099300400	NN	RM-4CN-1	39.679.2	0.210.17	Parking Lot Parking Lot	Available Available	00	50	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
2777 FOOTHILL BLVD OAKLAND 946014016 HOWE ST OAKLAND 94611	025 073300802012 099300500	WWNN	RU-5CN-1	96.879.2	0.470.27	General Commercial Parking Lot	Available Available	200	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
2759 FOOTHILL BLVD OAKLAND 9460141ST ST OAKLAND 94611	025 073300803012-099300601	WWNN	RU-5CN-1	96.879.2	0.050.56	Public Parking Lot	Available Available	2100	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Discussions around 100-unit affordable housing development on parking lot (012-099300601, 012-099300500, 012-099300400)
3614 FOOTHILL BLVD OAKLAND 946014707 WOOD ST OAKLAND 94607	032 208405000018-031000707	XX-	RU-5D-WS-7	96.864.15316642	0.120.25	Vacant - Public Vacant - Public	Available Available	00	3	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development WOSP site. The City has an exclusive negotiating agreement to develop 140 units restricted to low, very low, extremely low, and moderate income households.
3600 FOOTHILL BLVD OAKLAND 946014WOOD ST OAKLAND 94607	032 208405100018-031001400	XX-	RU-5D-WS-7	96.864.15316642	0.243.15	Vacant - Public Vacant - Public	Available Available	00	46	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development WOSP site
3566 FOOTHILL BLVD OAKLAND 94601389 9TH AVE OAKLAND 94607	032 211503701018-046501200	XX-	RU-5D-OTN	96.8#N/A	0.152.31	Vacant - Public Multi-Family Residential	Available Pipeline Project	0123	0	1	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development-
3550 FOOTHILL BLVD OAKLAND 946014BELLEVUE AVE OAKLAND 94609	032 211503801019-002701400	XX-	RU-5D-LM-1	96.8193.6	0.260.92	Vacant - Public Parks, Recreation & Open Space	Available Available	12454	0-0	0-0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site
3301 SAN LEANDRO ST OAKLAND 946014235 INTERNATIONAL BLVD OAKLAND 94606	033 218700302020-011700300	-	HBX-1CN-3	43.5679.2	0.570.16	Parking Lot Public	Available Available	00	1940	0	Planning is underway to relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
FOOTHILL BLVD OAKLAND 946051449 MILLER AVE OAKLAND 94601	039 329102000020-015300600	-	CC-1RM-2	116.162-per lot	1.220.27	Vacant - Public Mobile Homes	Available Available	00	952	0	City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation City-owned

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
7318 INTERNATIONAL BLVD OAKLAND 946213050 INTERNATIONAL BLVD OAKLAND 94601	040 331703200025-071900701	-	CC-2CC-2	158.4158.4	0.080.75	Vacant - Public Parking Lot	Available Pending Project	075	81	0	site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2500 76TH AVE OAKLAND 94605 DERBY AVE OAKLAND 94601	040 333900603025-072000201	-	RM-4RM-4	39.639.6	0.670.21	Vacant - Public Parking Lot	Available Available	00	45	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. City owned site (EWD) - APNs 025-071900701, 025-072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline
7526 MACARTHUR BLVD OAKLAND 946052777 FOOTHILL BLVD OAKLAND 94601	040A340900113025-073300802	WWW	RM-3RU-5	2 per lot96.8	1.080.47	Vacant - Public General Commercial	Available Available	020	20	0	City owned site (EWD) - APNs 025-073300802, 025-073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
796 66TH AVE OAKLAND 946212759 FOOTHILL BLVD OAKLAND 94601	041 390100400025-073300803	WWW	D-CO-2RU-5	335.0769296.8	4.590.05	Parking Lot Public	Available Available	2962	0	0	City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group. City owned site (EWD) - APNs 025-073300802, 025-073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
66TH AVE OAKLAND 946213614 FOOTHILL BLVD OAKLAND 94601	041 390101000032-208405000	XX	D-CO-2RU-5	335.0769296.8	2.170.12	Open Space Vacant - Public	Available Available	1400	0	0	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group. City owned site (EWD) - APNs 032-208405000, 032-208405100, 032-211503701, 032-211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
1016 66TH AVE OAKLAND 946213600 FOOTHILL BLVD OAKLAND 94601	041 406201200032 208405100	XX	RD-1RU-5	1 per lot 96.8	0.210-24	Public Vacant - Public	Available Available	00	-0	1-0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
7001 SNELL ST OAKLAND 946213566 FOOTHILL BLVD OAKLAND 94601	041 417000504032 211503701	XX	D-CO-1RU-5	335.0769296.8	0.620-15	Open Space Vacant - Public	Available Available	400	-0	-0	City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
73RD AV OAKLAND 946213550 FOOTHILL BLVD OAKLAND 94601	041 417300103032 211503801	YYXX	D-CO-1RU-5	335.0769296.8	0.320-26	Vacant - Public Vacant - Public	Available Available	20+24	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
728 73RD AVE OAKLAND 946213301 SAN LEANDRO ST OAKLAND 94601	041 417300202033 218700302	YY-	D-CO-1HBX-1	335.0769243.56	0.350-57	Vacant - Public Parking Lot	Available Available	220	+9	-	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group-
710 73RD AVE OAKLAND 9462135TH AV OAKLAND 94601	041 417300306033 219701901	YY-	D-CO-1S-15	335.07692193.6	0.502-16	Vacant - Public Parking Lot	Available Pending Project	32+79	0	2	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group-
73RD AV OAKLAND 94621FOOTHILL BLVD OAKLAND 94605	041 418901602039 329102000	OO-	RM-3CC-1	2 per lot 116.16	1.981-22	Road Right of Way Vacant - Public	Available Available	00	095	0-0	Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602) City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
633 HEGENBERGER RD OAKLAND 946217318 INTERNATIONAL BLVD OAKLAND 94621	042 432800116040 331703200	-	D-CO-2CC-2	335.07692158.4	12.230.08	PublicVacant- Public	AvailableAvailable	2360	48	10-0	City owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group. City-owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8000 S COLISEUM WAY OAKLAND 946212500 76TH AVE OAKLAND 94605	042 432800124040 333900603	-	D-CO-2RM-4	335.0769239.6	8.930.67	PublicVacant- Public	AvailableAvailable	1730	1154	288-0	City owned site (EWD). Coliseum City - City- owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group. Larger site that OHA hasn't received funding for to develop yet
2824 82ND AVE OAKLAND 946057526 MACARTHUR BLVD OAKLAND 94605	043A464400202040A340900113	-	RU-4RM-3	96.82 per lot	0.071.08	Vacant - PublicVacant- Public	AvailableAvailable	00	12	0-	City owned site (HCD)-
8327 GOLF LINKS RD OAKLAND 94605796 66TH AVE OAKLAND 94621	043A464400902041 390100400	-	RD-1D-CO-2	1 per lot335.0769231	0.494.59	Vacant - PublicParking Lot	AvailableAvailable	0296	1-0	-0	City owned site (HCD)City-owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
GOLF LINKS RD OAKLAND 9460566TH AVE OAKLAND 94621	043A464402509041 390101000	-	RD-1D-CO-2	1 per lot335.0769231	0.092.17	Vacant - PublicOpen Space	AvailableAvailable	0140	1-0	-0	City owned site (HCD)City-owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
8280 MACARTHUR BLVD OAKLAND 946051016 66TH AVE OAKLAND 94621	043A464402600041 406201200	ZZ-	RU-4RD-1	96.81 per lot	0.150.21	Vacant - PublicPublic	AvailableAvailable	20	0-	-1	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.-
8296 MACARTHUR BLVD OAKLAND 946057001 SNELL ST OAKLAND 94621	043A464402800041 417000504	ZZ-	RU-4D-CO-1	96.8335.0769231	0.150.62	Vacant - PublicOpen Space	AvailableAvailable	240	-0	-0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. City-owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART-owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
8329 GOLF LINKS RD OAKLAND 9460573RD AV OAKLAND 94621	043A465100915041 417300103	.YY	RD-1D-CO-1	1 per lot335.0769231	0.160.32	Vacant - PublicVacant- Public	AvailableAvailable	020	1-0	-0	City owned site (HCD)City-owned site (EWD)- APNs 041 417300103, 041 417300202, 041- 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
9418 EDES AVE OAKLAND 94603728 73RD AVE OAKLAND 94621	044 501400500041 417300202	AAAYY	RM-4D-CO-1	39.6335.0769231	0.400.35	Vacant - PublicVacant- Public	AvailableAvailable	022	-0	-0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular developmentCity-owned site (EWD) - APNs 041- 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
606 CLARA ST OAKLAND 94603710 73RD AVE OAKLAND 94621	044 501400603041 417300306	AAAYY	RM-4D-CO-1	39.6335.0769231	0.210.50	Vacant - PublicVacant- Public	AvailableAvailable	12432	0-0	0-0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular developmentCity-owned site (EWD) - APNs 041- 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
10451 MACARTHUR BLVD OAKLAND 9460573RD AV OAKLAND 94621	047 557600703041 418901602	.OO	CN-3RM-3	96.82 per lot	0.521.98	Vacant - PublicRoad Right of Way	AvailableAvailable	00	50	-0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041- 418900202, 041 418901602)
2656 98TH AVE OAKLAND 94605633 HEGENBERGER RD OAKLAND 94621	048 561700901042 432800116	BBB-	RD-1D-CO-2	1 per lot335.0769231	0.1312.23	Vacant - PublicPublic	AvailableAvailable	0236	14	-10	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.City-owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
2660 98TH AVE OAKLAND 946058000 S COLISEUM WAY OAKLAND 94621	048 561701004042 432800124	BBB-	RD-1D-CO-2	1 per lot335.0769231	0.348.93	Vacant - PublicPublic	AvailableAvailable	0173	1115	288	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. City-owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
BARCELONA ST OAKLAND 946212824 82ND AVE OAKLAND 94605	048 687000200043A464400202	-	RH-3RU-4	1 per lot96.8	4.670.07	PublicVacant - Public	AvailableAvailable	270	191	47-0	City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel - https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option - 70 units Med/High Option - 136 units City-owned site (HCD)
6226 MORAGA AVE OAKLAND 946118327 GOLF LINKS RD OAKLAND 94605	048F736101100043A464400902	VV-	RH-4RD-1	1 per lot1-per lot	0.550.49	Parks, Recreation & Open SpaceVacant - Public	AvailableAvailable	00	11	-0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD City owned site (HCD)
6226 MORAGA AVE OAKLAND 94611GOLF LINKS RD OAKLAND 94605	048F736101200043A464402509	VV-	RH-4RD-1	1 per lot1-per lot	0.360.09	Parks, Recreation & Open SpaceVacant - Public	AvailableAvailable	00	11	-0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD City owned site (HCD)
3050 INTERNATIONAL BLVD OAKLAND 946018280 MACARTHUR BLVD OAKLAND 94605	025 071900701043A464402600	ZZ	CC-2RU-4	158.496.8	0.750.15	Parking LotVacant -Public	AvailableAvailable	752	1-0	0-0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline City-owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8296 MACARTHUR BLVD OAKLAND 94605	043A464402800	ZZ	RU-4	96.8	0.15	Vacant -Public	Available	2	-0	-0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
8329 GOLF LINKS RD OAKLAND 94605	043A465100915	-	RD-1	1 per lot	0.16	Vacant—Public	Available	0	1	0	will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. City owned site (HCD)
9409 INTERNATIONAL BLVD OAKLAND 94603	044 496700200	E	CN-3	116.16	0.15	Vacant—Public	Pending Project	0	0	0	-
9415 INTERNATIONAL BLVD OAKLAND 94603	044 496700300	E	CN-3	116.16	0.12	Vacant—Public	Pending Project	0	0	0	-
1361 95TH AVE OAKLAND 94603	044 496700402	E	CN-3	116.16	0.07	Vacant—Public	Pending Project	0	0	0	-
9423 INTERNATIONAL BLVD OAKLAND 94603	044 496700403	E	CN-3	116.16	0.12	Vacant—Public	Pending Project	0	0	0	-
9431 INTERNATIONAL BLVD OAKLAND 94603	044 496700500	E	CN-3	116.16	0.06	Vacant—Public	Pending Project	0	0	0	-
9437 INTERNATIONAL BLVD OAKLAND 94603	044 496700701	E	CN-3	116.16	0.12	Vacant—Public	Pending Project	0	0	0	-
95TH AV OAKLAND 94621	044 496700900	E	CN-3	116.16	0.04	Vacant—Public	Pending Project	0	0	0	-
9418 EDES AVE OAKLAND 94603	044 501400500	AAA	RM-4	39.6	0.40	Vacant—Public	Available	0	0	0	City owned site (EWD)—APNs 044 501400500, 044 501400603. City owned surplus site currently subject to Homekey proposal at City Council direction for 124 unit affordable modular development
606 CLARA ST OAKLAND 94603	044 501400603	AAA	RM-4	39.6	0.21	Vacant—Public	Pipeline Project	124	0	0	City owned site (EWD)—APNs 044 501400500, 044 501400603. City owned surplus site currently subject to Homekey proposal at City Council direction for 124 unit affordable modular development
10451 MACARTHUR BLVD OAKLAND 94605	047 557600703	-	CN-3	96.8	0.52	Vacant—Public	Available	0	5	0	City owned site (EWD). City owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2656 98TH AVE OAKLAND 94605	048 561700901	BBB	RD-1	1 per lot	0.13	Vacant—Public	Available	0	1	0	City owned site (EWD)—APNs 048 561700901, 048 561701004. City owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2660 98TH AVE OAKLAND 94605	048 561701004	BBB	RD-1	1 per lot	0.34	Vacant—Public	Available	0	1	0	City owned site (EWD)—APNs 048 561700901, 048 561701004. City owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	LI	MI	AMI	Site Comments
BARCELONA ST OAKLAND 94621	048687000200	-	RH-3	1 per lot	4.67	Public	Available	27	19	47	City-owned site (EWD) -- Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel -- https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option -- 70 units Med/High Option -- 136 units
GIRVIN DR OAKLAND 94603	048D728105001	-	RH-4	1 per lot	0.65	Parks, Recreation & Open Space	Pending Project	0	0	+	-
6226 MORAGA AVE OAKLAND 94611	048F736101100	VV	RH-4	1 per lot	0.55	Parks, Recreation & Open Space	Available	0	+	0	City-owned site (EWD) -- 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
6226 MORAGA AVE OAKLAND 94611	048F736101200	VV	RH-4	1 per lot	0.36	Parks, Recreation & Open Space	Available	0	+	0	City-owned site (EWD) -- 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

OTHER CONSIDERATIONS

In addition to realistic capacity and density provisions, there are several other considerations that should be factored into site selection and capacity. This section provides an assessment of Oakland's 2023-2031 Inventory in light of these factors.

Site Size

State HCD has established parameters for the size of lower-income sites in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower-income housing development as they may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are larger than 10.0 acres in size are also not considered suitable, as they may lead to an over concentration of affordable housing or make the project infeasible. These parameters do not apply to sites selected for moderate- or above-moderate-income housing. There have been a number of recent projects with lower-income units that have been permitted on parcels smaller than 0.5 acres in recent years. These projects, as reported in the City's Annual Progress Reports, are provided in Table C-17 below. Further, on November 16, 2021, the City updated its zoning regulations to authorize residential occupancy of recreational vehicles (RVs), mobile homes, and manufactured homes on private property in all areas where housing is permitted. While these housing options may not meet State HCD's parameters for site size, they provide an additional avenue through which housing for extremely-low-income and unhoused residents can be provided.

Table C-17: Lower-Income Projects on Small Sites, 2018-2021

Project Name	APN	Address	Acres	Residential Capacity (units)			
				Very-Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income
Inn @ Temescal (Homekey Project)	012 094502801	3720 TELEGRAPH AVE	0.24	21	0	0	1
Cherry Hill (aka 95th & International)	044 496700100	9409 INTERNATIONAL BLVD	0.08	54	0	0	1
Nova	009 069902301	445 30TH ST, Oakland, CA 94609	0.26	56	0	0	1
Clifton Hall (Homekey Project)	014 124600200	5276 Broadway	0.28	41	20	0	2
3268 San Pablo	009 072200700	3268 SAN PABLO AVE, Oakland, CA 94608	0.26	31	19	0	1
514-524 41st ST	012 101300701	524 41ST ST	0.20	0	1	0	4
Sites in High/Highest Resource TCAC Areas							
013 110802401		4366 Broadway	0.29	Zoning	Lot Size	Current	Max Density
023 047602101		3600 Park Blvd	0.37	CC-2	0.29	28 du	
026 083402201		2120 Montana Street	0.41	CN-4	0.37	14 du	
014 124000901		5211 Broadway	0.42	CN-3	0.41	32 du	
010 077202001		Lenox Avenue	0.35	CC-2	0.42	40 du	
011 083600101		3374 Grand Ave	0.35	RU-2	0.35	19 du	
026 083500601		2055 MacArthur Blvd	0.30	CN-2	0.35	33 du	
016 142402205		6407 Telegraph	0.31	CN-1	0.30	29 du	

1. Affordable to lower-income households.

2. Residential capacity not related to non-vacant sites.

Source: State HCD, Annual Progress Reports, 2018-2021; City of Oakland, 2022

There are 81 parcels in the inventory smaller than 0.5 acres selected to accommodate lower-income units (only including those parcels not part of a pipeline project). However, 34 of these parcels are part of sites that are larger than 0.5 acres in total. An additional 27 of these parcels are considered potential projects due to either an active permit application or pre-application – these proposals explicitly include provisions for lower-income units and provide indication that a developer has interest in developing the site. An additional five sites are owned by BART and will be prioritized for affordable development, two sites are owned by faith-based organizations that have expressed

interest in development, on one site there is active loan interest from Oakland HCD, and finally one site is the location of the Piedmont Place Homekey site. There are eight remaining parcels smaller than 0.5, (APNs 013 110802401, 023 047602101, 026 083402201, 014 124000901, 010 077202001, 011 083600101, 026 083500601, 016 142402205) which are considered appropriate for lower-income housing (approximately 137 units, with sites estimates ranging from approximately 25 to 59 percent of the maximum capacity) since they are located in high or highest resource TCAC designations and are in close proximity to transit and other amenities, both of which will increase the financial feasibility of development on these sites. These sites were identified in the prior RHNA cycle; all eight of these sites are permitted to develop with at least 30 du/ac and will permit at least 20 percent of units to be affordable by right. There are 3 parcels larger than 10.0 acres that have been identified to accommodate lower-income units (not including parcels that are part of an active pipeline project). Two parcels are part of the same pre-application project (APNs 048H752400101 and 048H752300900, Record ID – ZP210085), which consists of a subdivision of 67 lots for single-family homes and one 131-unit mixed-income multifamily development. It is assumed that 24.0 percent of the 131-unit project will be suitable for lower-income households. This project includes eight parcels in total across about 39.0 acres. The second parcel (APN 042 432800116) is owned by the City and consists of an empty lot next to the Operation HomeBase Site.¹³ This is a surplus lands site that is part of the Coliseum City project and subject to exclusive negotiations with the African American Sports and Entertainment Group. It is assumed to develop at a mix of income levels so as to not concentrate lower-income units. Further, there is an additional site consisting of multiple parcels (APNs 039 329900300, 039 329900202, 039 329102200, 039 329900102) which is about 10.6 acres consisting of opportunity areas in and around the Eastmont Mall, including parking lots. Since the site is large it is assumed to develop with a mix of incomes. Information about mixed-income affordability mix is found on p. C-46.

Reliance on Non-Vacant Sites

State law requires that if non-vacant sites are relied upon to accommodate more than 50 percent of the RHNA for lower-income households, then a housing element must provide findings based on substantial evidence that the existing use does not constitute an impediment to development and that it will likely be discontinued during the planning period. Per State HCD guidance, the sum of lower-income RHNA capacity on vacant sites and other alternatives not related to capacity on non-vacant sites should be used to determine this percentage. Over 52 percent of the lower-income RHNA capacity is met through vacant sites and other alternatives, see Table C-18.

¹³ Operation HomeBase is a COVID-19 isolation trailer program located on Hegenberger Road in East Oakland. Operation HomeBase provides a safe place for high-risk people to self-isolate and maintain their safety and health.

Table C-18: Lower-Income Reliance on Non-Vacant Sites

<i>Adjustment Factor</i>	<i>Number of Lower-Income Units</i>
Pipeline Projects	2,705,705
ADU Capacity ¹	1,384
Adequate Sites Alternative	82
Capacity on Vacant Sites	1,134,154
Total Capacity²	5,305,325
Oakland Lower Income RHNA	10,261
RHNA on Non-Vacant Sites	10,261 – 5,578,305 = 4,936,956
Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites	4,956,936/10,261 = 488.31%

1. Affordable to lower-income households.

2. Residential capacity not related to non-vacant sites.

Source: Dyett & Bhatia, 2022

Replacement Housing Requirements

The Housing Crisis Act of 2019 mandates that new residential development must replace any demolished residential units on a one-to-one ratio. Further, new development must also replace “protected units” subject to rent or price control with comparable affordable units and provide displaced tenants with a right of return. All sites included in the inventory with existing units are likely to develop at a higher capacity than is currently available on the site, including pipeline projects. There are no known sites with lower-income or protected units that will be demolished contained in the Inventory.

C.4 Fair Housing Assessment of the Inventory

The City of Oakland is committed to ensuring that all of its actions are “fair and just” and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in Environmental Justice¹⁴ Communities. As explored in the [Environmental Justice and Racial Equity Baseline](#) (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the

¹⁴ SB 1000 requires Cities to identify low-income communities that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. While State law refers to these as “disadvantaged communities,” the City of Oakland has opted to use the term “environmental justice communities,” in line with recommendations from the California Environmental Justice Alliance. For more information, see: California Environmental Justice Alliance/PlaceWorks, SB 1000 Implementation Toolkit: Planning for Healthy Communities, October 2017, available for download at <http://www.caleja.org/sb1000-toolkit>.

housing sites inventory against AFFH criteria and ongoing environmental justice efforts, the Housing Element is an important step in achieving an equitable future in Oakland.

In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAPs) into areas of opportunity. To achieve these ends, the Housing Element must identify improved or exacerbated conditions and the isolation of the RHNA (i.e., geographic concentration of units by income category). Traditionally, this assessment is conducted using the opportunity areas mapped by State HCD/TCAC—as described further in Appendix D—and other AFFH factors. While these factors are important considerations – they are not the final decision factor in site selection, especially as statewide mapping efforts may not always match the lived experience of residents. For instance, as can be seen in Figure C-8 below, industrial areas with very low population densities in West Oakland are considered “high resource.”

Chart C-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. In the subsequent sections, the methodology for each step is explained.

Chart C-1: Housing Sites Inventory Development Process



ESTABLISH RHNA TARGET

As discussed in Section C.1, the RHNA for the 2023-2031 cycle is 26,251 units. The City has determined that a 15.0 percent buffer will be adequate to ensure that the housing inventory will meet the requirement of the no net loss rule. In total, the 6th cycle RHNA with the 15.0 percent buffer is a target of 30,189 units – 7,488 very-low-income, 4,313 low-income, 5,126 moderate-income, and 13,263 above-moderate-income units. This also includes a target of 3,744 extremely-low-income units, which is assumed to be half of very-low-income need.

PRELIMINARY SITES INVENTORY

The initial sites considered for inclusion in the Inventory were active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. These “earmarked” housing sites either displayed potential for development or were otherwise vetted as appropriate for additional housing development.

As shown in Table C-19, earmarked sites—comprised of those that can be credited toward RHNA and those still available from the 5th cycle inventory—met 74.6 percent of the 6th cycle RHNA target. An additional 16,682 units located on new opportunity sites were identified (using the

methodology described in Section C.3 above) to meet the remaining 6,167 units still needed to meet the target and create a significant buffer. By income level, the overall total of earmarked and new opportunity sites results in a surplus capacity of 1,601 very-low- and low-income units, 1,289 moderate-income units, and 7,133 above-moderate-income units. However, the proportion of lower-income capacity provided in moderate to highest resource areas falls below the average for the total sites inventory.

Table C-19: Preliminary Housing Sites Inventory

Housing Site Type	Very-Low- and Low-Income	Moderate-Income	Above-Moderate-Income	Total (units)
RHNA Credits ¹	4,169	7756	9,933	14,878
RHNA 5 Sites	714,929	3,795,997	688,688	5,197,614
Potential Projects/New Opportunity Sites	7,185,244	1,215,193	7,873,873	16,274,310
Percent of Capacity in Moderate to Highest Resource Tracts²	37.7%	28.15%	39.5%	39.56-3%

1. Includes pipeline projects, projected ADUs, and adequate sites alternative projects.

2. Census tract resource levels are derived from TCAC Opportunity Maps.

Source: Dyett & Bhatia, 2022

AFFH ASSESSMENT OF PRELIMINARY SITES INVENTORY

While the RHNA is met for each income category based on these pre-established housing sites, lower-income capacity in “moderate” to “highest” resource neighborhoods remained relatively low. As discussed further in Appendix D, the California Fair Housing Task Force Opportunity maps developed by TCAC and State HCD indicate that a significant portion (about 60.0 percent) of Oakland is considered low resource or high segregation and poverty. However, many of these areas are in fact thriving communities in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines, and are generally suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource. It should also be noted that investment in “lower resource” neighborhoods, including through affordable housing projects, should not be discouraged in neighborhoods that have been traditionally disinvested in – including neighborhoods like West and East Oakland. The City should also invest in affordable housing in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—in parallel with other investments in equitable access to transit, public facilities, food access, and other amenities.

Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with

continued investments in place-based strategies¹⁵ for communities in historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

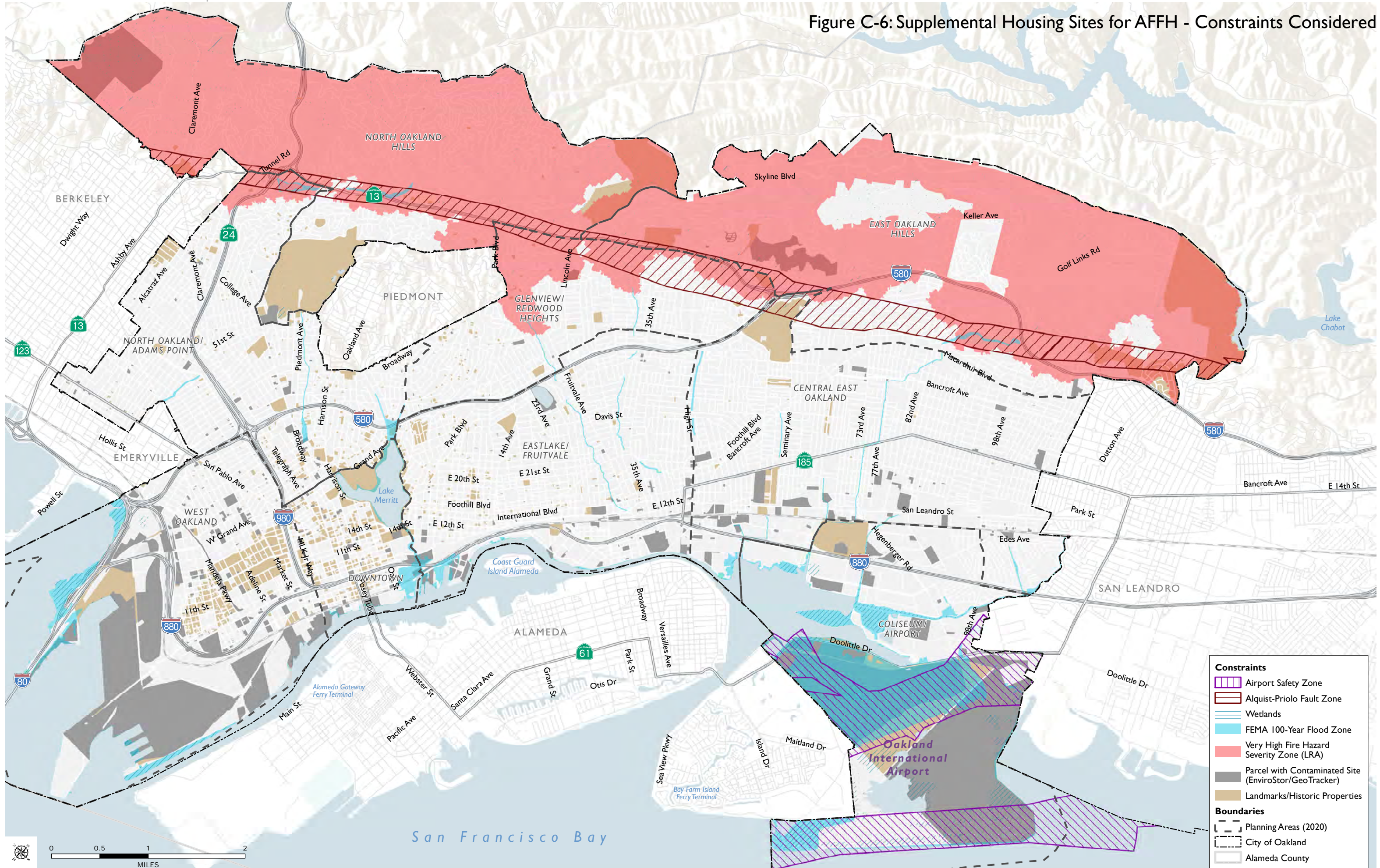
SUPPLEMENTAL SITES TO ACHIEVE AFFH

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority; therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in these neighborhoods.

Starting from the entire universe of parcels in Oakland, sites were filtered out based on objective physical constraints and opportunity metrics. As discussed earlier, opportunity sites were selected based on their vacancy status, AV ratio, and FAR. Constrained sites—including those in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by FEMA, VHFHSZ identified by the California Department of Forestry and Fire Protection (CAL FIRE), and contaminated sites or those with known hazards (identified in EnviroStor or GeoTracker)—were removed from consideration. Further, sites smaller than 0.5 acres and larger than 10 acres in size were removed from consideration per State HCD guidance, as were sites with existing uses that serve the community (e.g., community health centers and grocery stores) and those that are not appropriate for housing development (e.g., industrial). Sites already included in the preliminary sites inventory were also excluded. Figure C-6 provides the considerations applied in filtering for viable sites.

¹⁵ Place-based strategies address the physical, social, structural and economic conditions of a community that affect the well-being of the children, families and individuals who live there. Place-based strategies include any effort to enhance the livability and quality of life in a given community. An important purpose of place-based strategies is to develop local solutions to poverty and inequality by addressing community-level problems such as limited employment opportunities, poor housing, under-resourced schools, social isolation and poor or fragmented service provisions that lead to gaps or duplication of effort. For more information, see: Rood, S. and McGroder, S. “Promoting Place-Based Strategies to Address Poverty: Exploring the Governor’s Role.” *National Governors Association*, 2017. Available at <https://www.ddcf.org/globalassets/17-0118-nga-place-based-strategies-to-address-poverty-issue-brief.pdf>.

Figure C-6: Supplemental Housing Sites for AFFH - Constraints Considered



Constraints	
	Airport Safety Zone
	Alquist-Priolo Fault Zone
	Wetlands
	FEMA 100-Year Flood Zone
	Very High Fire Hazard Severity Zone (LRA)
	Parcel with Contaminated Site (EnviroStor/GeoTracker)
	Landmarks/Historic Properties
Boundaries	
	Planning Areas (2020)
	City of Oakland
	Alameda County



SOURCE: US Department of Fish and Wildlife Service, 2018; CA Geological Survey, 2019; FEMA, 2021; CAL FIRE, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a “transit-rich” area as defined by the Metropolitan Transportation Commission (MTC).¹⁶ After completing this exercise, an additional 74 potential parcels were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further the objectives of AFFH. Feasibility of future residential development on these additional sites were “ground-truthed” by City staff based on underutilization factors, local knowledge of the sites, and aerial images of the current state of the property. Three parcels in the Rockridge area will be upzoned and encourage to develop with residential Uses under actions in the Housing Action Plan. Figure C-7 maps the locations of these supplemental “AFFH sites,” which are listed in Table C-20 below and identified in Table C-25.

Table C-20: Supplemental AFFH Sites

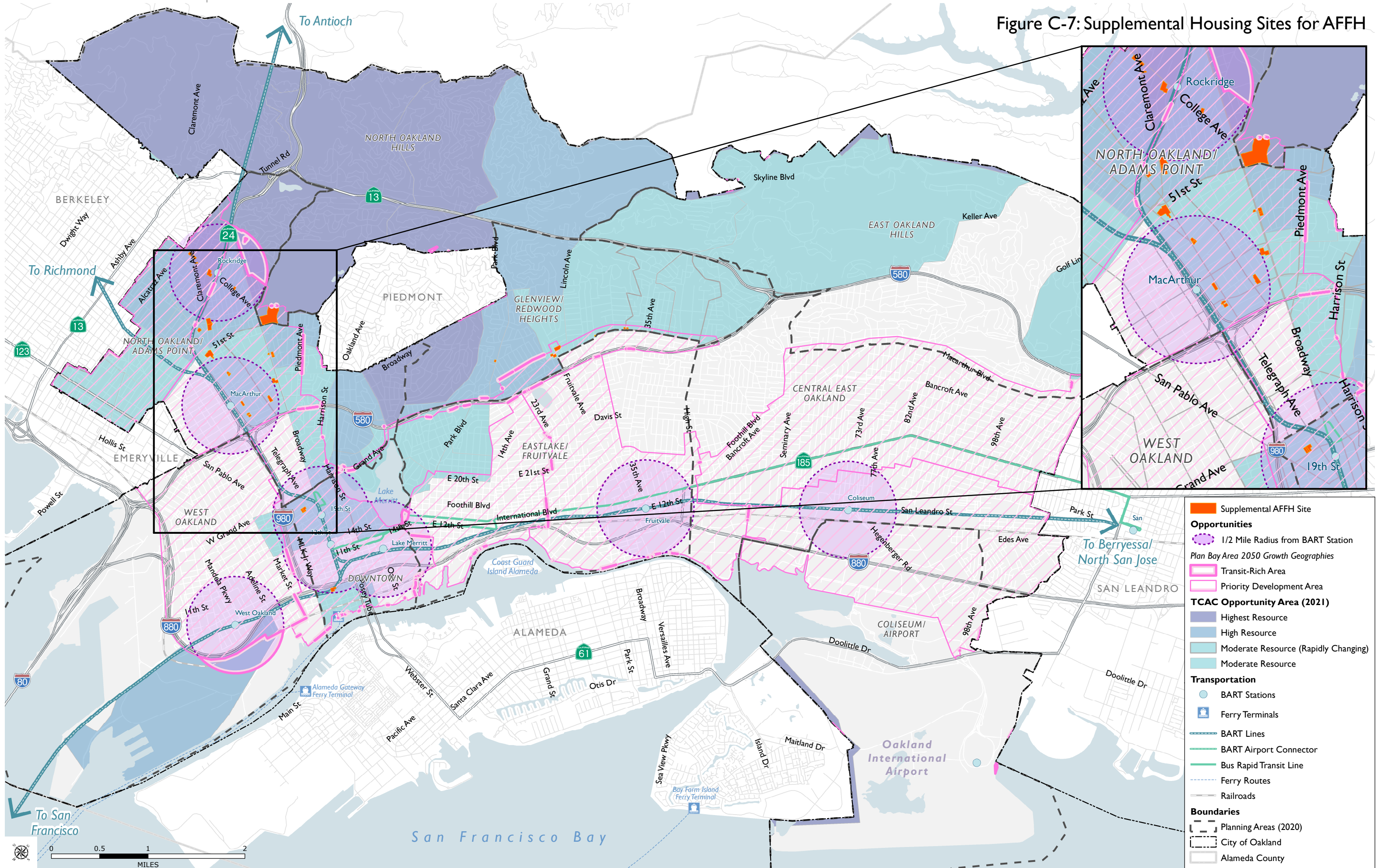
APN(s)	Address	Acres	Lower- Income TCAC Opportunity Capacity Area	Justification for Inclusion
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	182 Moderate Resource	Underutilized commercial area
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	35 Moderate Resource	Underutilized medical office surrounded by new multifamily development
014 126803501; 014 126803600; 014 126801200; 014 126800901; 014 126801101	6028 CLAREMONT AVE OAKLAND 94618	2.1 (combined total)4	96 Highest Resource	Underutilized, closed office surrounded by parking lots, adjacent to residential
013 110902001, 013 110902200, 013 110902501	4200 - 4224 BROADWAY OAKLAND 94611	0.8	47 High Resource	Grouped strip of underutilized commercial and office sites
012 100200900,	4225 BROADWAY OAKLAND 94611	0.15	8 Moderate Resource/Moderate Resource (Rapidly Changing)	Underutilized commercial site with previous development interest and adjacent to a potential residential project.

¹⁶ A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

APN(s)	Address	Acres	Lower- Income TCAC Opportunity Capacity Area	Justification for Inclusion
008 064503301, 008 064500901, 008 064502805	525 21ST ST OAKLAND 94612	1.3	137 Moderate Resource	Group of underutilized and low-density office/commercial, adjacent to new high-density multifamily development.
013 109902600, 013 109902501, 013 109902800	4400 TELEGRAPH AVE OAKLAND 94609	0.6	24 Moderate Resource	Group of underutilized commercial/retail
012 097601502	380 W MACARTHUR BLVD OAKLAND 94609	1.1	17 Moderate Resource (Rapidly Changing)	Former AAA building across from Mosswood Park – temporarily used by Kaiser, and has high housing potential
<u>014122902103</u>	5354 CLAREMONT AVE	1.70	High Resource	Dialysis clinic; large parking lot. Demonstrated public and decisionmaker interest.
<u>014126604701</u>	5727 COLLEGE AVE	1.7	Highest Resource	Larger parcel, medium FAR, proximity to BART
048A706901000	6209 COLLEGE AVE	0.5	High Resource	Medium FAR and comparatively lower AV ratio
14124200600	5050 BROADWAY	4.5	189 Highest Resource	Large vacant parcel near shopping center and other multifamily housing. Demonstrated public and decisionmaker interest.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

Figure C-7: Supplemental Housing Sites for AFFH



SOURCE: HCD/TCAC, 2021; ABAG/MTC, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

IMPROVED OR EXACERBATED CONDITIONS

As noted in the previous section, sites were selected in a manner to both further invest in historically disadvantaged communities and decrease displacement pressures, and to provide additional access to existing higher resourced neighborhoods. The breakdown of residential capacity by resource area and other AFFH considerations is included in Table C-21 below, and the location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure C-8.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, as shown in Table C-21. This is largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will likely further increase the proportion of lower-income housing available in these neighborhoods. As supported by sites analysis in Appendix D, section D.5, an affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. These actions, as outlined in the Housing Action Plan, will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficulty associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call those neighborhoods home.

Table C--21: Residential Capacity by Fair Housing Issues

Census Tract	Neighborhood # Households	Inventory Capacity			AFFH Indicators			Displacement Category			
		Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC ¹	TCAC Opportunity Area	% LMI ²		% Rent Burden	% Overcrowded	
0600140010006001400100	Panoramic Hill Panoramic Hill	1,293 1,293	0 -	0 -	63 63	26% 26%	Highest Resource Highest Resource	8% 8%	30% 30%	0% 0%	Stable/Advanced Exclusive Stable/Advanced Exclusive
0600140020006001400200	Rockridge Rockridge	847 847	214 239	40 29	62 89	27% 27%	Highest Resource Highest Resource	25% 25%	19% 19%	0% 0%	Stable Moderate/Mixed Income Stable Moderate/Mixed Income
0600140030006001400300	Shafter/ Rockridge Shafter/ Rockridge	2,441 2,441	126 409	1 104	57 1,103	32% 32%	High Resource High-Resource	39% 39%	35% 35%	0% 0%	Stable Moderate/Mixed Income Stable Moderate/Mixed Income
0600140040006001400400	Upper Telegraph/ Fairview Park Upper Telegraph/ Fairview Park	1,802 1,802	9 21	8 3	49 22	36% 36%	High Resource High-Resource	37% 37%	32% 32%	0% 0%	Stable Moderate/Mixed Income Stable Moderate/Mixed Income
0600140050006001400500	Bushrod/ North Oakland Bushrod/ North Oakland	1,606 1,606	27 -	2 2	16 16	55% 55%	High Resource High-Resource	50% 50%	38% 38%	1% 1%	Advanced Gentrification Advanced Gentrification
0600140060006001400600	Bushrod/ Childrens Hospital Bushrod/ Childrens Hospital	673 673	0 -	- -	1 1	51% 51%	High Resource High-Resource	51% 51%	39% 39%	0% 0%	Advanced Gentrification Advanced Gentrification
0600140070006001400700	Santa Fe/ North Oakland Santa Fe/ North Oakland	1,951 1,951	2 2	0 -	28 28	62% 62%	Moderate Resource Moderate Resource	73% 73%	38% 38%	2% 2%	Advanced Gentrification Advanced Gentrification
0600140080006001400800	Paradise Park/ Golden Gate Paradise Park/ Golden Gate	1,652 1,652	1 1	134 69	25 25	57% 57%	Moderate Resource Moderate Resource	64% 64%	44% 44%	2% 2%	Early/Ongoing Gentrification Early/Ongoing Gentrification
0600140090006001400900	Gaskill Gaskill	1,078 1,078	0 -	76 45	- -	58% 58%	Moderate Resource Moderate Resource	67% 67%	56% 56%	0% 0%	Advanced Gentrification Advanced Gentrification
0600140100006001400100	Longfellow Panoramic Hill	2,470 1,293	97 97	94 94	188 188	67% 26%	Low Resource Highest Resource	65% 8%	49% 30%	8% 0%	Early/Ongoing Gentrification Stable/Advanced Exclusive
0600140110006001400200	Temescal West Rockridge	2,071 847	340 86	38 30	101 101	48% 27%	Moderate Resource Highest Resource	67% 25%	42% 19%	0% 0%	Advanced Gentrification Stable Moderate/Mixed Income
0600140120006001400300	Temescal East Shafter/ Rockridge	1,230 2,441	30 94	160 47	146 142	39% 32%	Moderate Resource (Rapidly Changing) High Resource	46% 39%	39% 35%	1% 0%	Advanced Gentrification Stable Moderate/Mixed Income

Census Tract	Neighborhood # Households	Inventory Capacity			AFFH Indicators				Displacement Category		
		Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC ¹	TCAC Opportunity Area	% LMI ²	% Rent Burden		% Overcrowded	
0600140130006001400400	Pill Hill/Upper-Telegraph/ Fairview Park	1,827 1,802	296 308	220 240	718 1,309	62% 36%	Low Resource High Resource	82% 37%	48% 32%	10% 0%	At Risk of Gentrification Stable Moderate/Mixed Income
0600140140006001400500	Hoover/ Foster/Bushrod/ Oakland	1,598 1,606	3 199	72 88	50 106	74% 55%	Low Resource High Resource	70% 50%	54% 38%	6% 1%	Early/Ongoing Gentrification Advanced Gentrification
0600140150006001400600	Clawson/ Dogtown/Bushrod/ Childrens Hospital	1,142 673	190 -	28 12	3 94	63% 51%	Low Resource High Resource	73% 51%	51% 39%	4% 0%	Early/Ongoing Gentrification Advanced Gentrification
0600140160006001400700	McClymonds/Santa Fe/ Oakland	896 1,951	20 14	65 119	428 281	71% 62%	Low Resource Moderate Resource	73% 73%	52% 38%	4% 2%	Early/Ongoing Gentrification Advanced Gentrification
0600140170006001400800	Port Upper/Paradise Park/ Golden Gate	1,295 1,652	101 101	103 103	523 544	61% 57%	Low Resource Moderate Resource	63% 64%	29% 44%	7% 2%	Advanced Gentrification Early/Ongoing Gentrification
0600140180006001400900	Prescott/Gaskill	677 1,078	78 78	46 56	26 5	67% 58%	Low Resource Moderate Resource	86% 67%	31% 56%	11% 0%	Early/Ongoing Gentrification Advanced Gentrification
0600140220006001401000	Prescott/ Mandela Peralta/Longfellow	871 2,470	370 370	240 230	2585 2,585	70% 67%	Low Resource Low Resource	75% 65%	55% 49%	10% 8%	Early/Ongoing Gentrification Early/Ongoing Gentrification
0600140240006001401100	Bunche/ Oak Center/Temescal West	1,221 2,071	49 49	79 25	7 12	76% 48%	Low Resource Moderate Resource	84% 67%	57% 42%	2% 0%	At Risk of Gentrification Advanced Gentrification
0600140250006001401200	Acorn/Temescal East	734 1,230	0 -	2	1 1	89% 39%	High Segregation & Poverty Moderate Resource (Rapidly Changing)	70% 46%	48% 39%	5% 1%	At Risk of Gentrification Advanced Gentrification
0600140260006001401300	Jack London Gateway/Pill Hill	631 1,827	400 583	35 246	82 388	86% 62%	High Segregation & Poverty Low Resource	82% 82%	50% 48%	4% 10%	At Risk of Gentrification At Risk of Gentrification
0600140270006001401400	Bunche/ MLK Jr/Hoover/ Foster	693 1,598	283 283	12 12	399 487	77% 74%	Moderate Resource Low Resource	60% 70%	38% 54%	5% 6%	Advanced Gentrification Early/Ongoing Gentrification
0600140280006001401500	Uptown/ Downtown/Clawson/ Dogtown	2,389 1,142	868 1,136	91 91	827 1,044	72% 63%	Moderate Resource Low Resource	82% 73%	42% 51%	3% 4%	At Risk of Gentrification Early/Ongoing Gentrification

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Census Tract	Neighborhood # Households	Inventory Capacity			% BIPOC ¹	TCAC Opportunity Area	AFFH Indicators			Displacement Category
		Lower-Income	Moderate-Income	Above-Moderate-Income			% LMI ²	% Rent Burden	% Overcrowded	
0600140290006001401600	DowntownMcClymonds 949 896	486 245	559 559	1378 1,480	78% 71%	Moderate Resource Low Resource	79% 73%	45% 52%	0% 4%	At Risk of Gentrification Early/Ongoing Gentrification
0600140300006001401700	ChinatownPort Upper 1,469 1,295	40 193	255 255	975 987	94% 61%	High Segregation & Poverty Low Resource	80% 63%	54% 29%	7% 7%	At Risk of Gentrification Advanced Gentrification
0600140310006001401800	Downtown/ Old OaklandPrescott 898 677	363 600	412 201	817 91	72% 67%	High Segregation & Poverty Low Resource	61% 86%	51% 31%	10% 11%	Early/Ongoing Gentrification Early/Ongoing Gentrification
0600140330006001402200	Chinatown/ LaneyPrescott/ Mandela-Peralta 2,143 871	497 497	453 453	1345 1,344	74% 70%	Low Resource Low Resource	54% 75%	50% 55%	8% 10%	Low-Income/Susceptible to Displacement Early/Ongoing Gentrification
0600140340006001402400	Lake MerrittBunche/Oak Center 2,838 1,221	0 -	68 97	253 253	61% 76%	Moderate Resource (Rapidly Changing) Low Resource	60% 84%	42% 57%	3% 2%	Early/Ongoing Gentrification At Risk of Gentrification
0600140350106001402500	Oakland/ Harrison WestAcorn 2,655 734	146 140	57 37	2037 1,504	63% 89%	Moderate Resource High Segregation & Poverty	77% 70%	52% 48%	6% 5%	Early/Ongoing Gentrification At Risk of Gentrification
0600140350206001402600	Oakland/ Harrison EastJack London Gateway 1,158 631	0 -	0 -	10 5	58% 86%	Moderate Resource High Segregation & Poverty	35% 82%	41% 50%	6% 4%	Early/Ongoing Gentrification At Risk of Gentrification
0600140360006001402700	Adams Point NorthBunche/ MLK Jr 2,643 693	1 1	0 -	13 13	71% 77%	High Resource Moderate Resource	39% 60%	42% 38%	2% 5%	At Risk of Becoming Exclusive Advanced Gentrification
0600140370106001402800	Adams Point WestUptown/ Downtown 1,738 2,389	10 10	- -	- -	57% 72%	High Resource Moderate Resource	47% 82%	38% 42%	2% 3%	Advanced Gentrification At Risk of Gentrification
0600140370206001402900	Adams Point EastDowntown 1,102 949	4 4	41 42	36 36	48% 78%	Moderate Resource Moderate Resource	56% 79%	27% 45%	0% 0%	Advanced Gentrification At Risk of Gentrification
0600140380006001403000	LakeshoreChinatown 1,814 1,469	23 23	- -	- -	32% 94%	Highest Resource High Segregation & Poverty	33% 80%	33% 54%	4% 7%	Becoming Exclusive At Risk of Gentrification
0600140390006001403100	Grand LakeDowntown/ Old Oakland 2,059 898	0 -	21 21	1 1	43% 72%	High Resource High Segregation & Poverty	29% 61%	38% 51%	1% 10%	Advanced Gentrification Early/Ongoing Gentrification

Census Tract	Neighborhood # Households	Inventory Capacity			AFFH Indicators					Displacement Category	
		Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC ¹	TCAC Opportunity Area	% LMI ²	% Rent Burden	% Overcrowded		
060014040006001403300	Piedmont Ave South Chinatown/Laney	1,638 2,143	6 100	21 -	54 3	45% 74%	Moderate Resource Low Resource	41% 54%	41% 50%	2% 8%	Stable Moderate/Mixed Income Low-Income/Susceptible to Displacement
0600140410106001403400	Piedmont Ave North Lake Merritt	1,660 2,838	64 -	- -	- -	38% 61%	High Resource Moderate Resource (Rapidly Changing)	31% 60%	35% 42%	0% 3%	Becoming Exclusive Early/Ongoing Gentrification
0600140410206001403501	Piedmont Ave Central Oakland/ Harrison West	1,657 2,655	100 -	0 -	0 -	34% 63%	Moderate Resource Moderate Resource	54% 77%	42% 52%	1% 6%	Stable Moderate/Mixed Income Early/Ongoing Gentrification
0600140420006001403502	Upper Piedmont Ave Oakland/ Harrison East	1,286 1,158	189 -	67 -	104 3	38% 58%	Highest Resource Moderate Resource	13% 35%	25% 41%	0% 6%	Stable/Advanced Exclusive Early/Ongoing Gentrification
0600140430006001403600	Upper Rockridge Adams Point North	1,284 2,643	0 -	- -	5 5	35% 71%	Highest Resource High Resource	12% 39%	49% 42%	0% 2%	Stable/Advanced Exclusive At Risk of Becoming Exclusive
0600140440006001403701	Glen Highlands Adams Point West	2,315 1,738	31 31	4 3	184 186	33% 57%	Highest Resource High Resource	14% 47%	27% 38%	0% 2%	Stable/Advanced Exclusive Advanced Gentrification
0600140450106001403702	Montclair South Adams Point East	659 1,102	0 -	- -	2 2	34% 48%	Highest Resource Moderate Resource	6% 56%	0% 27%	0% 0%	Stable/Advanced Exclusive Advanced Gentrification
0600140450206001403800	Montclair North Lakeshore	2,483 1,814	0 -	2 2	26 26	25% 32%	Highest Resource Highest Resource	12% 33%	42% 33%	0% 4%	Stable/Advanced Exclusive Becoming Exclusive
0600140460006001403900	Piedmont Pines Grand Lake	1,783 2,059	4 4	2 -	34 35	30% 43%	High Resource High Resource	6% 29%	20% 38%	1% 1%	Stable/Advanced Exclusive Advanced Gentrification
0600140470006001404000	Oakmore North Piedmont Ave South	805 1,638	0 -	- -	2 3	30% 45%	High Resource Moderate Resource	10% 41%	36% 41%	0% 2%	Stable/Advanced Exclusive Stable Moderate/Mixed Income
0600140480006001404101	Oakmore South Piedmont Ave North	1,159 1,660	9 31	1 33	30 29	51% 38%	Moderate Resource High Resource	28% 31%	58% 35%	3% 0%	Becoming Exclusive Becoming Exclusive
0600140490006001404102	Glenview Piedmont Ave Central	1,860 1,657	48 19	0 -	13 14	44% 34%	High Resource Moderate Resource	45% 54%	29% 42%	1% 1%	Becoming Exclusive Stable Moderate/Mixed Income

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Census Tract	Neighborhood # Households	Inventory Capacity			AFFH Indicators					Displacement Category
		Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC ¹	TCAC Opportunity Area	% LMI ²	% Rent Burden	% Overcrowded	
0600140500006001404200	Trestle Glen Upper Piedmont Ave 1,446 1,286	13 13	-	6 6	38% 38%	High Resource Highest Resource	19% 13%	43% 25%	0% 0%	Stable/Advanced Exclusive Stable/Advanced Exclusive
0600140510006001404300	Crocker Highland Upper Rockridge 1,608 1,284	0 -	-	1 -	35% 35%	Highest Resource Highest Resource	12% 12%	19% 49%	0% 0%	Stable/Advanced Exclusive Stable/Advanced Exclusive
0600140520006001404400	Cleveland Heights North Glen Highlands 2,414 2,315	1 1	61 4	56 56	62% 33%	Moderate Resource Highest Resource	48% 14%	42% 27%	0% 0%	Advanced Gentrification Stable/Advanced Exclusive
0600140530106001404501	Cleveland Heights South Montclair South 1,572 659	4 7	0 -	17 51	47% 34%	Moderate Resource Highest Resource	53% 6%	40% 0%	2% 0%	Early/Ongoing Gentrification Stable/Advanced Exclusive
0600140530206001404502	Eastlake Montclair North 1,377 2,483	3 -	0 148	24 -	69% 25%	Low Resource Highest Resource	80% 12%	42% 42%	7% 0%	At Risk of Gentrification Stable/Advanced Exclusive
0600140540106001404600	Eastlake Clinton West Piedmont Pines 1,657 1,783	0 -	0 -	11 1	80% 30%	Low Resource High Resource	78% 6%	51% 20%	14% 1%	At Risk of Gentrification Stable/Advanced Exclusive
0600140540206001404700	Eastlake Clinton East Oakmore North 1,180 805	109 109	0 10	1 2	83% 30%	Low Resource High Resource	57% 10%	45% 36%	7% 0%	At Risk of Gentrification Stable/Advanced Exclusive
0600140550006001404800	Ivy Hill Oakmore South 1,572 1,159	0 -	0 -	14 14	79% 51%	Moderate Resource Moderate Resource	64% 28%	44% 58%	11% 3%	At Risk of Gentrification Becoming Exclusive
0600140560006001404900	Bella Vista Glenview 1,386 1,860	0 -	-	2 2	74% 44%	Moderate Resource High Resource	60% 45%	50% 29%	6% 1%	Early/Ongoing Gentrification Becoming Exclusive
0600140570006001405000	Upper San Antonio/ Highland Park Trestle Glen 1,368 1,446	0 -	0 -	0 -	86% 38%	Low Resource High Resource	47% 19%	46% 43%	8% 0%	At Risk of Gentrification Stable/Advanced Exclusive
0600140580006001405100	San Antonio/ Highland Terrace Crocker Highland 1,338 1,608	0 -	-	6 7	85% 35%	Low Resource Highest Resource	76% 12%	60% 19%	12% 0%	At Risk of Gentrification Stable/Advanced Exclusive
0600140590106001405200	Lower San Antonio East Cleveland Heights North 1,100 2,414	1 78	2 3	1 9	96% 62%	High Segregation & Poverty Moderate Resource	85% 48%	57% 42%	19% 0%	At Risk of Gentrification Advanced Gentrification

Census Tract	Neighborhood # Households	Inventory Capacity			AFFH Indicators					Displacement Category	
		Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC ¹	TCAC Opportunity Area	% LMI ²	% Rent Burden	% Overcrowded		
0600140590206001405301	Lower San Antonio West Cleveland Heights-South	925 1,572	29 29	1 -	91% 47%	Low Resource Moderate Resource	62% 53%	67% 40%	16% 2%	At Risk of Gentrification Early/Ongoing Gentrification	
0600140600006001405302	Oakland Estuary Eastlake	1,551 1,377	271 195	238 79	1570 1,813	82% 69%	High Segregation & Poverty Low Resource	74% 80%	43% 42%	10% 7%	At Risk of Gentrification At Risk of Gentrification
0600140610006001405401	Jingletown/ Kennedy Clinton West	1,475 1,657	667 876	186 203	73 74	85% 80%	Low Resource Low Resource	59% 78%	63% 51%	4% 14%	Low-Income/Susceptible to Displacement At Risk of Gentrification
0600140620106001405402	Reservoir Hill/ Meadow Brook Eastlake-Clinton East	1,485 1,180	61 2	18 2	12 4	95% 83%	Low Resource Low Resource	76% 57%	59% 45%	31% 7%	At Risk of Gentrification At Risk of Gentrification
0600140620206001405500	Fruitvale/ Hawthorne Wy Hill	1,337 1,572	277 128	14 13	1 1	91% 79%	High Segregation & Poverty Moderate Resource	81% 64%	46% 44%	30% 11%	At Risk of Gentrification At Risk of Gentrification
0600140630006001405600	San Antonio/ Sausal Creek Bella Vista	1,255 1,386	2 -	0 -	7 5	87% 74%	Low Resource Moderate Resource	79% 60%	42% 50%	11% 6%	At Risk of Gentrification Early/Ongoing Gentrification
0600140640006001405700	Reservoir Hill/ Manzanita San Antonio/ Highland Park	748 1,368	0 -	0 -	1 1	69% 86%	Low Resource Low Resource	59% 47%	63% 46%	8% 8%	Low-Income/Susceptible to Displacement At Risk of Gentrification
0600140650006001405800	Peralta/ Hacienda San Antonio/ Highland Terrace	1,948 1,338	0 -	0 -	3 5	88% 85%	Low Resource Low Resource	71% 76%	65% 60%	12% 12%	At Risk of Gentrification At Risk of Gentrification
0600140660106001405901	Laurel/ Upper Peralta Creek Lower San Antonio East	1,746 1,100	8 8	0 -	15 15	85% 96%	Low Resource High Segregation & Poverty	63% 85%	61% 57%	4% 19%	Low-Income/Susceptible to Displacement At Risk of Gentrification
0600140660206001405902	Lower Dimond School San Antonio West	941 925	0 -	32 -	3 3	87% 91%	Low Resource Low Resource	67% 62%	63% 67%	0% 16%	Low-Income/Susceptible to Displacement At Risk of Gentrification
0600140670006001406000	Lincoln Highlands Oakland Estuary	2,178 1,551	0 -	0 -	31 16	55% 82%	Moderate Resource High Segregation & Poverty	29% 74%	52% 43%	1% 10%	Stable Moderate/Mixed Income At Risk of Gentrification
0600140680006001406100	Redwood Heights West Jingletown/ Kennedy	1,360 1,475	0 -	0 -	1 1	67% 85%	Moderate Resource (Rapidly Changing) Low Resource	45% 59%	45% 63%	3% 4%	Becoming Exclusive Low-Income/Susceptible to Displacement

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Census Tract	Neighborhood # Households	Inventory Capacity			AFFH Indicators					Displacement Category	
		Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC ¹	TCAC Opportunity Area	% LMI ²	% Rent Burden	% Overcrowded		
0600140690006001406201	Redwood Heights Central Reservoir Hill/ Meadow Brook	1,551 1,485	0 161	0 39	8 8	53% 95%	Moderate Resource Low Resource	43% 76%	43% 59%	5% 31%	Stable Moderate/Mixed Income At Risk of Gentrification
0600140700006001406202	Lower Laurel/ Allendale Fruitvale/ Hawthorne	1,991 1,337	19 12	2 2	8 8	87% 91%	Low Resource High Segregation & Poverty	69% 81%	61% 46%	11% 30%	Low-Income/Susceptible to Displacement At Risk of Gentrification
0600140710106001406300	Harrington/ Fruitvale San Antonio/ Sausal Creek	1,056 1,255	233 233	0 14	5 7	95% 87%	High Segregation & Poverty Low Resource	63% 79%	48% 42%	21% 11%	At Risk of Gentrification At Risk of Gentrification
0600140710206001406400	Jefferson/ Fruitvale Reservoir Hill/ Manzanita	1,355 748	0 -	39 104	12 13	90% 69%	Low Resource Low Resource	72% 59%	49% 63%	13% 8%	At Risk of Gentrification Low-Income/Susceptible to Displacement
0600140720006001406500	Fruitvale Peralta/ Hacienda	1,927 1,948	0 -	117 38	6 2	91% 88%	High Segregation & Poverty Low Resource	79% 71%	59% 65%	25% 12%	At Risk of Gentrification At Risk of Gentrification
0600140730006001406601	Melrose Laurel/ Upper Peralta Creek	730 1,746	459 472	0 125	5 5	88% 85%	Low Resource Low Resource	69% 63%	54% 61%	17% 4%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement
0600140740006001406602	Fremont District Lower Diamond School	1,127 941	97 97	127 36	10 10	98% 87%	Low Resource Low Resource	81% 67%	44% 63%	19% 0%	At Risk of Gentrification Low-Income/Susceptible to Displacement
0600140750006001406700	Seminary Lincoln Highlands	1,358 2,178	0 100	34 9	3 6	96% 55%	High Segregation & Poverty Moderate Resource	81% 29%	54% 52%	7% 1%	At Risk of Gentrification Stable Moderate/Mixed Income
0600140760006001406800	Fairfax/ Lower Maxwell Park Redwood Heights West	2,123 1,360	0 -	9 -	8 7	83% 67%	Low Resource Moderate Resource (Rapidly Changing)	69% 45%	68% 45%	7% 3%	Ongoing Displacement Becoming Exclusive
0600140770006001406900	Maxwell Park Redwood Heights Central	1,651 1,551	103 3	0 -	28 25	70% 53%	Low Resource Moderate Resource	38% 43%	53% 43%	3% 5%	Stable Moderate/Mixed Income Stable Moderate/Mixed Income
0600140780006001407000	Mills College Lower Laurel/ Allendale	748 1,991	0 -	0 -	24 16	69% 87%	Low Resource Low Resource	46% 69%	58% 61%	1% 11%	High Student Population Low-Income/Susceptible to Displacement
0600140790006001407101	Redwood Heights East Harrington/ Fruitvale	1,126 1,056	174 20	39 -	6 6	50% 95%	Moderate Resource (Rapidly Changing) High Segregation & Poverty	30% 63%	63% 48%	3% 21%	Becoming Exclusive At Risk of Gentrification

Census Tract	Neighborhood # Households	Inventory Capacity			AFFH Indicators					Displacement Category	
		Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC ¹	TCAC Opportunity Area	% LMI ²	% Rent Burden	% Overcrowded		
060014080006001407102	Woodminster/Jefferson/ Fruitvale	1,037 1,355	0 -	2 2	19 19	45% 90%	Moderate Resource Low Resource	7% 72%	24% 49%	2% 13%	Stable/Advanced Exclusive At Risk of Gentrification
060014081006001407200	Caballo Hills/Fruitvale	2,717 1,927	0 -	0 -	62 329	60% 91%	Moderate Resource High Segregation & Poverty	17% 79%	56% 59%	1% 25%	At Risk of Becoming Exclusive At Risk of Gentrification
060014082006001407300	Millsmont/Melrose	1,961 730	0 -	0 -	4 4	82% 88%	Low Resource Low Resource	47% 69%	62% 54%	3% 17%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement
060014083006001407400	Eastmont Hills/Fremont District	1,828 1,127	40 41	13 28	10 29	78% 98%	Low Resource Low Resource	61% 81%	53% 44%	3% 19%	Becoming Exclusive At Risk of Gentrification
060014084006001407500	Eastmont/Seminary	1,157 1,358	1 192	12 134	10 510	93% 96%	Low Resource High Segregation & Poverty	71% 81%	65% 54%	7% 7%	Low-Income/Susceptible to Displacement At Risk of Gentrification
060014085006001407600	Arroyo Viejo/Fairfax/ Lower Maxwell Park	1,611 2,123	0 -	37 64	-	98% 83%	Low Resource Low Resource	76% 69%	62% 68%	21% 7%	Low-Income/Susceptible to Displacement Ongoing Displacement
060014086006001407700	Bancroft/ Havenscourt East Maxwell Park	1,811 1,651	831 639	156 50	507 1	97% 70%	Low Resource Low Resource	73% 38%	76% 53%	16% 3%	Low-Income/Susceptible to Displacement Stable/Moderate/Mixed Income
060014087006001407800	Bancroft/ Havenscourt West Mills College	2,455 748	0 -	7 10	4 4	92% 69%	Low Resource Low Resource	79% 46%	58% 58%	13% 1%	Low-Income/Susceptible to Displacement High Student Population
060014088006001407900	Lockwood/ Coliseum/ Rudsdale/Redwood Heights East	2,225 1,126	273 347	291 285	5 5	95% 50%	High Segregation & Poverty Moderate Resource (Rapidly Changing)	87% 30%	60% 63%	12% 3%	Low-Income/Susceptible to Displacement Becoming Exclusive
060014089006001408000	Fitchburg/Woodminster	1,016 1,037	74 -	48 -	1 1	95% 45%	High Segregation & Poverty Moderate Resource	85% 7%	51% 24%	13% 2%	Low-Income/Susceptible to Displacement Stable/Advanced Exclusive
060014090006001408100	Brookfield Village/ Hegenberger/Caballo Hills	1,135 2,717	546 533	119 119	298 298	98% 60%	Low Resource Moderate Resource	84% 17%	60% 56%	20% 1%	Low-Income/Susceptible to Displacement At Risk of Becoming Exclusive
060014091006001408200	Brookfield Village/Millsmont	675 1,961	0 -	-	2 2	98% 82%	Low Resource Low Resource	65% 47%	55% 62%	10% 3%	At Risk of Gentrification Low-Income/Susceptible to Displacement

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Census Tract	Neighborhood # Households	Inventory Capacity			% BIPOC ¹	TCAC Opportunity Area	AFFH Indicators			Displacement Category
		Lower-Income	Moderate-Income	Above-Moderate-Income			% LMI ²	% Rent Burden	% Overcrowded	
0600140920006001408300	Sobranite Park/Eastmont Hills 982 1,828	0 -	0 -	0 -	98% 78%	Low Resource Low Resource	88% 61%	73% 53%	11% 3%	Low-Income/Susceptible to Displacement Becoming Exclusive
0600140930006001408400	Stonehurst/Eastmont 1,627 1,157	16 340	20 38	2 401	95% 93%	Low Resource Low Resource	66% 71%	64% 65%	18% 7%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement
0600140940006001408500	Elmhurst/Arroyo Viejo 1,268 1,611	54 54	32 45	402 3	96% 98%	Low Resource Low Resource	68% 76%	62% 62%	34% 21%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement
0600140950006001408600	New Highland/Bancroft/ Havenscourt East 1,131 1,811	0 -	0 15	0 -	96% 97%	High Segregation & Poverty Low Resource	78% 73%	66% 76%	19% 16%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement
0600140960006001408700	Webster/Bancroft/ Havenscourt West 1,484 2,455	0 -	28 -	0 -	97% 92%	Low Resource Low Resource	76% 79%	52% 58%	20% 13%	At Risk of Gentrification Low-Income/Susceptible to Displacement
0600140970006001408800	Castlemont/Lockwood/ Coliseum/Rudsdale 1,577 2,225	5 9	6 1	36 23	97% 95%	Low Resource High Segregation & Poverty	75% 87%	66% 60%	13% 12%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement
0600140980006001408900	Golf Links/Fitchburg 1,294 1,016	54 50	4 4	6 6	80% 95%	Low Resource High Segregation & Poverty	48% 85%	59% 51%	7% 13%	Stable Moderate/Mixed Income Low-Income/Susceptible to Displacement
0600140990006001409000	Sequoyah/Brookfield Village/ Hegenberger 1,423 1,135	27 27	19 19	318 51	71% 98%	Low Resource Low Resource	18% 84%	33% 60%	0% 20%	Stable Moderate/Mixed Income Low-Income/Susceptible to Displacement
0600141000006001409100	Chabot Park/Brookfield Village 1,227 675	0 -	- -	4 4	71% 98%	Moderate Resource Low Resource	42% 65%	38% 55%	4% 10%	Stable Moderate/Mixed Income At Risk of Gentrification
0600141010006001409200	Foothill Square/ Toler Heights/Sobranite Park 1,100 982	17 17	18 26	6 43	88% 98%	Low Resource Low Resource	57% 88%	52% 73%	4% 11%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement
0600141020006001409300	Las Palmas/Stonehurst 1,127 1,627	0 -	10 -	37 -	99% 95%	Low Resource Low Resource	69% 66%	62% 64%	10% 18%	At Risk of Gentrification Low-Income/Susceptible to Displacement
0600141030006001409400	Cox/ Elmhurst/Elmhurst 1,023 1,268	0 -	0 -	0 -	98% 96%	Low Resource Low Resource	89% 68%	67% 62%	27% 34%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement

Census Tract	Neighborhood # Households	Inventory Capacity			AFFH Indicators					Displacement Category	
		Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC ¹	TCAC Opportunity Area	% LMI ²	% Rent Burden	% Overcrowded		
0600141040006001409500	Durant Manor New Highland	1,351 1,131	393 69	18 -	1 1	94% 96%	Low Resource High Segregation & Poverty	54% 78%	49% 66%	15% 19%	Low-Income/Susceptible to Displacement Low-Income/Susceptible to Displacement
0600141050006001409600	DeFremery/ Oak Center Webster	925 1,484	0 -	48 46	345 340	85% 97%	High Segregation & Poverty Low Resource	87% 76%	52% 52%	3% 20%	At Risk of Gentrification At Risk of Gentrification
0600198190006001409700	Port Lower Castlement	27 1,577	0 -	0 -	0 -	14% 97%	High Resource Low Resource	50% 75%	26% 66%	0% 13%	Unavailable or Unreliable Data Low-Income/Susceptible to Displacement
0600198200006001409800	Acorn Industrial Golf Links	32 1,294	0 -	20 20	-	84% 80%	Low Resource Low Resource	64% 48%	0% 59%	0% 7%	Unavailable or Unreliable Data Stable Moderate/Mixed Income
0600198320006001409900	Jack London Square Sequoyah	340 1,423	706 106	104 104	415 415	47% 71%	Moderate Resource Low Resource	26% 18%	33% 33%	4% 0%	Unavailable or Unreliable Data Stable Moderate/Mixed Income

1. Black, Indigenous, and People of Color.
 2. Low- and moderate-income population.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Much of the land in Oakland designated high or highest resource is located within the Alquist Priolo fault Zone or Very High Fire Hazard Severity Zone (VHFHSZ), and is therefore not suitable for higher-density residential development. For instance, Table C-22 shows that 70.1 percent of the City’s highest resource and 25.7 percent of the high resource areas are located within the VHFHSZ. The Oakland Hills fire of 1991 was at its time the most damaging fire in California history. It should be noted that the constraints listed in Table C-22 may overlap, and therefore percentages should not be summed. However, this table also does not include all of the environmental constraints, such as steep slopes or landslide areas. The balance of access to opportunity with environmental constraints, both in terms of development feasibility and safety for lower-income projects, was a key factor in creating the Inventory.

Table C-22: Opportunity Area Constraints, 2021

<i>Opportunity Area</i>	<i>Percent of Citywide Area¹</i>	<i>Percent of Land Constrained</i>		
		<i>100-Year Flood Zone</i>	<i>Alquist Priolo Zone</i>	<i>VHFHSZ</i>
Highest Resource	10.1%	0.6%	5.0%	70.1%
High Resource	9.2%	6.8%	2.2%	25.7%
Moderate Resource (Rapidly Changing)	2.4%	14.0%	13.5%	9.3%
Moderate Resource	17.0%	0.7%	5.5%	53.8%
Low Resource	53.6%	8.8%	1.4%	5.0%
High Segregation & Poverty	7.7%	4.1%	0.0%	0.0%

1. Based on parcel acreage – does not include rights-of-way.

Source: *City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022*

Recent City Council direction to explore more diverse housing typologies in traditionally single-family neighborhoods—including fourplexes—as well as recent State laws like SB 9 will also help to promote affordable housing options in higher resource neighborhoods. Efforts to further encourage both the provision of affordable housing in higher resource areas and provide investments to lower resource neighborhoods through place-based strategies are further outlined in the Housing Action Plan.

Lower-Income Financial Feasibility

During outreach, affordable housing developers indicated that an evaluation of sites selected for lower-income housing with consideration to State funding requirements would be a useful tool to identify and facilitate affordable housing development on those sites. Scoring guidelines for the nine percent Low Income Housing Tax Credit Program provided by the California Tax Credit Allocation Committee (TCAC) are summarized in Table C-23. Credits provided by TCAC are a popular funding mechanism in the construction of affordable housing, and prioritize the development of affordable housing in neighborhoods with existing access to opportunity. Further information on TCAC opportunity areas is available in Appendix D.

Table C-23: TCAC Scoring Guidelines, 2022

<i>Site & Service Amenities</i>	<i>Points Criteria</i>
Transit	<p>3 The site is within 0.5 miles of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop.</p> <p>4 The site is within 0.33 miles of the above.</p> <p>5 The site is within 0.5 miles of the above, with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday.</p> <p>6 The site is within 0.33 miles of the above.</p> <p>7 The site is within 0.33 miles of the above and the project's density exceeds 25 du/ac.</p>
Public Park	<p>2 The site is within 0.75 miles of a public park or a community center accessible to the general public.¹</p> <p>3 The site is within 0.5 miles of the above.¹</p>
Book-Lending Public Library	<p>2 The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system.</p> <p>3 The site is within 0.5 miles of the above.</p>
Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market	<p>1 The site is within 1 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year.</p> <p>2 The site is within 0.5 miles of the above.</p> <p>3</p> <ul style="list-style-type: none"> • The site is within 0.5 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold. <p>4</p> <ul style="list-style-type: none"> • The site is within 0.25 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1 mile of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold. <p>5 The site is within 0.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.</p>
Public Elementary Middle, or High School	<p>2 The site is within 0.75 miles of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school, and the site is within the attendance area of that school.</p> <p>3 The site is within 0.25 miles of a public elementary school; 0.5 miles of a public middle school; or 1 mile of a public high school, and the site is within the attendance area of that school.</p>

<i>Site & Service</i>	
<i>Amenities</i>	<i>Points Criteria</i>
Medical Clinic or Hospital	<p>2 The site is within 1 mile of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office).</p> <p>3 The site is within 0.5 miles of the above.</p>
Highest or High Resources Area	<p>8 The site is located in a census tract designated on the TCAC/State HCD Opportunity Area Map as Highest or High Resource.</p>

1. A public park shall not include 1) school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities. 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance.

Source: TCAC, *Nine Percent Application, 2022*

Table C-24 below provides an estimate of the points available for the nine percent TCAC application for lower-income sites contained in the Inventory. Point estimates are derived from nine percent TCAC application scoring guidelines as listed in Table C-23 above. Points are only estimated for lower-income sites that do not already have a pipeline or potential development project. It should be noted that points are only estimated for site-related amenities and do not reflect the full scope of available points. Further, provided point totals are only estimates and may not reflect actual point allocations for specific projects. Finally, while sites with lower scores may be less competitive for State funding, this does not mean that they do not have the zoned capacity to accommodate lower-income housing. It should be noted that TCAC scoring guidelines make it difficult to secure funding for needed affordable housing projects in Oakland's lower-income neighborhoods. The lack of access to the amenities that score well is due to historic racism and public/private disinvestment. Actions the City will take to increase the financial feasibility of development in historically disinvested neighborhoods are provided in the Housing Action Plan.

Table C-24: Estimated TCAC Scoring for Lower-Income Opportunity Sites, 2022

<i>APN</i>	<i>Site Group</i>	<i>Highest or High Resource</i>	<i>Transit¹</i>	<i>Public Park</i>	<i>Public Library</i>	<i>Public School</i>	<i>Grocery or Market²</i>	<i>Medical Clinic or Hospital</i>	<i>Total Estimated Points³</i>
044 501400603	AAA	0	7	3	3	2	3	2	20
044 501400500	AAA	0	7	3	3	2	4	2	21
008 065001604	CCC	0	7	3	2	3	5	3	23
008 065002300	CCC	0	7	3	2	3	5	3	23
039 327203600	DDD	0	7	3	3	2	5	3	23
039 327302103	DDD	0	7	3	3	2	5	3	23
039 327301400	DDD	0	7	3	3	2	5	3	23
039 329900300	EEE	0	7	3	3	2	5	3	23
039 329900202	EEE	0	7	3	3	3	5	3	24
039 329102200	EEE	0	7	3	3	2	5	3	23
039 329900102	EEE	0	7	3	3	2	5	3	23
001 013700101	GGG	0	7	3	3	2	5	3	23
001 013700102	GGG	0	7	3	3	2	5	3	23
030 198105901	HHH	0	7	3	0	2	4	2	18
030 198109001	HHH	0	7	3	0	2	4	2	18
030 198105800	HHH	0	7	3	0	2	4	2	18
030 198105902	HHH	0	7	3	0	2	4	2	18
013 110902200	III	8	7	3	3	3	5	3	32
013 110902001	III	8	7	3	3	3	5	3	32
013 110902501	III	8	7	3	3	3	5	3	32
008 064502805	JJJ	0	7	3	2	3	5	3	23
008 064503301	JJJ	0	7	3	2	3	5	3	23
008 064500901	JJJ	0	7	3	2	3	5	3	23
013 109902800	KKK	0	7	3	3	3	4	3	23
013 109902501	KKK	0	7	3	3	3	4	3	23
013 109902600	KKK	0	7	3	3	3	4	3	23

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<i>APN</i>	<i>Site Group</i>	<i>Highest or High Resource</i>	<i>Transit¹</i>	<i>Public Park</i>	<i>Public Library</i>	<i>Public School</i>	<i>Grocery or Market²</i>	<i>Medical Clinic or Hospital</i>	<i>Total Estimated Points³</i>
012 099300601	NN	0	7	3	3	3	5	3	24
012 099300400	NN	0	7	3	3	3	5	3	24
012 099300500	NN	0	7	3	3	3	5	3	24
012 096600600	PP	0	7	3	2	3	4	3	22
012 096600500	PP	0	7	3	2	3	4	3	22
033 217801800	SS	0	7	3	3	3	5	3	24
033 217801700	SS	0	7	3	3	3	5	3	24
033 219002000	SS	0	7	3	3	3	5	3	24
033 219002200	SS	0	7	3	3	3	5	3	24
033 219002300	SS	0	7	3	3	3	5	3	24
033 219102300	TT	0	7	2	3	3	5	3	23
033 219102100	TT	0	7	2	3	3	5	3	23
033 219201900	TT	0	7	2	3	3	5	3	23
033 219202300	TT	0	7	3	3	2	5	3	23
025 073300802	WW	0	7	3	2	3	4	3	22
025 073300803	WW	0	7	3	2	3	4	3	22
032 211503801	XX	0	7	3	2	3	4	3	22
032 208405000	XX	0	7	3	2	3	4	3	22
032 208405100	XX	0	7	3	2	3	4	3	22
032 211503701	XX	0	7	3	2	3	4	3	22
013 110802401		8	7	3	2	3	5	3	31
041 417000504		0	7	3	2	3	3	2	20
001 013100801		0	7	3	3	2	5	3	23
012 097601502		0	7	3	2	3	4	3	22
012 100200900		0	7	3	3	3	5	3	24
012 100200601		0	7	3	3	3	5	3	24
041 390101000		0	7	3	0	3	3	2	18
042 432800116		0	7	0	2	3	0	3	15

Appendix C: Sites Inventory

<i>APN</i>	<i>Site Group</i>	<i>Highest or High Resource</i>	<i>Transit¹</i>	<i>Public Park</i>	<i>Public Library</i>	<i>Public School</i>	<i>Grocery or Market²</i>	<i>Medical Clinic or Hospital</i>	<i>Total Estimated Points³</i>
038 317701100		0	7	2	2	2	5	3	21
018 044501202		0	7	3	2	3	5	3	23
001 016700300		0	7	3	3	3	5	3	24
023 047602101		8	7	2	0	3	4	3	27
001 019900100		0	7	3	3	2	5	3	23
013 115400905		0	7	3	3	3	4	3	23
026 083402201		8	7	3	3	2	5	2	30
002 002700609		0	7	3	3	2	4	3	22
014 126803501		8	7	2	2	3	5	2	29
025 069200600		0	7	3	3	3	5	3	24
010 080001006		0	7	2	0	3	5	3	20
014 126503806		8	7	3	3	3	5	2	31
014 126504000		8	7	3	2	2	4	2	28
008 071605800		0	7	3	3	3	5	3	24
008 064901100		0	7	3	2	3	5	3	23
042 432800124		0	7	0	0	2	0	3	12
012 096500500		0	7	3	0	3	4	2	19
033 219302300		0	7	3	3	3	5	3	24
008 066005203		0	7	3	2	3	5	3	23
043A467500232		0	0	0	0	3	0	0	3
048 687000200		0	0	0	0	2	0	0	2
014 124000901		8	7	3	3	3	5	3	32
010 077202001		8	7	3	2	3	5	3	31
041 390100400		0	7	3	2	3	0	2	17
037 255200100		0	7	2	0	3	4	0	16
012 096800301		0	7	3	2	3	4	3	22
004 007300900		0	7	3	0	3	4	2	19
035 236601700		0	7	3	2	3	4	2	21

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APN	Site Group	Highest or High Resource	Transit ¹	Public Park	Public Library	Public School	Grocery or Market ²	Medical Clinic or Hospital	Total Estimated Points ³
011 083600101		8	7	3	3	3	5	3	32
026 083500601		8	7	3	3	2	5	2	30
005 046700100		0	7	3	2	3	4	3	22
016 142402205		8	7	3	2	3	5	3	31
002 011200700		0	7	3	3	3	4	3	23
003 003900300		0	7	3	3	3	4	3	23
003 006700400		0	7	3	3	2	4	3	22
019 002701400		0	7	3	3	3	5	3	24
008 064201800		0	7	3	3	3	5	3	24
041 416402403		0	7	3	2	3	3	2	20

1. Derived from ABAG-MTC’s 2021 Existing and Planned dataset, which relies on General Transit Feed Specification (GTFS) data for stop location and frequency.

2. TCAC neighborhood market definitions do not match Oakland’s Food Facilities dataset definitions, which groups facilities below 3,000 sq. ft., between 3,000 sq. ft. and 10,000 sq. ft., and above 10,000 sq. ft. Certified farmers’ markets match TCAC definitions exactly. “Neighborhood markets” and “Supermarkets” were approximated as follows:

- Neighborhood Markets (TCAC definition is at least 5,000 sq. ft.) – a review of Yelp entries for “Grocery” or “Fruits & Veggies” was conducted. This better aligns with the Food Facilities dataset and helps capture stores about 1,000 sq. ft. in size that sell fresh fruits and vegetables—including those located in Chinatown. Note that this category may include some supermarkets or larger grocery stores.
- Supermarket (TCAC definition is at least 25,000 sq. ft.) – Oakland Food Facilities that have the description "Food Market Over 10,000 SqFt." There are about 30 such locations in Oakland. Based on limited parcel-level spot-checking, the average size of a supermarket in Oakland is likely less than 25,000 sq. ft. Note that some of these locations may also be included in the neighborhood market level.

3. There are a total of 32 points available.

Source: City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021; ABAG-MTC, Existing and Planned Transit Stops, 2021; California Department of Food and Agriculture, Certified Farmers’ Markets by County, January 2022; California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022; Yelp, 2022; Dyett & Bhatia, 2022

ISOLATION OF THE RHNA

While seeking to locate lower-income sites in higher resource areas to the extent practical given the extensive environmental constraints, the Inventory actively seeks to reduce geographic concentration of housing by income. This is done in two ways – by locating sites of all income levels throughout the city, and by assuming mixed-income developments on larger sites. This ensures that households are not segregated by income either within a neighborhood or within a specific project. Dispersing housing types of varying affordability levels throughout the city will help reduce historic patterns of geographic concentration by income. ADUs—although not explicitly reflected in Table C-21 or Figure C-8—provide an additional strategy to promote dispersed housing and to ensure that more affordable housing options are available in lower-density neighborhoods, which also tend to be higher resource. As discussed in Section C.2, ADUs in Oakland tend to be affordable to lower- and moderate-income households. The sites inventory by resource area by neighborhood are included in Table C-25.

Table C-25: Housing Units by TCAC Resource Area, by Neighborhood

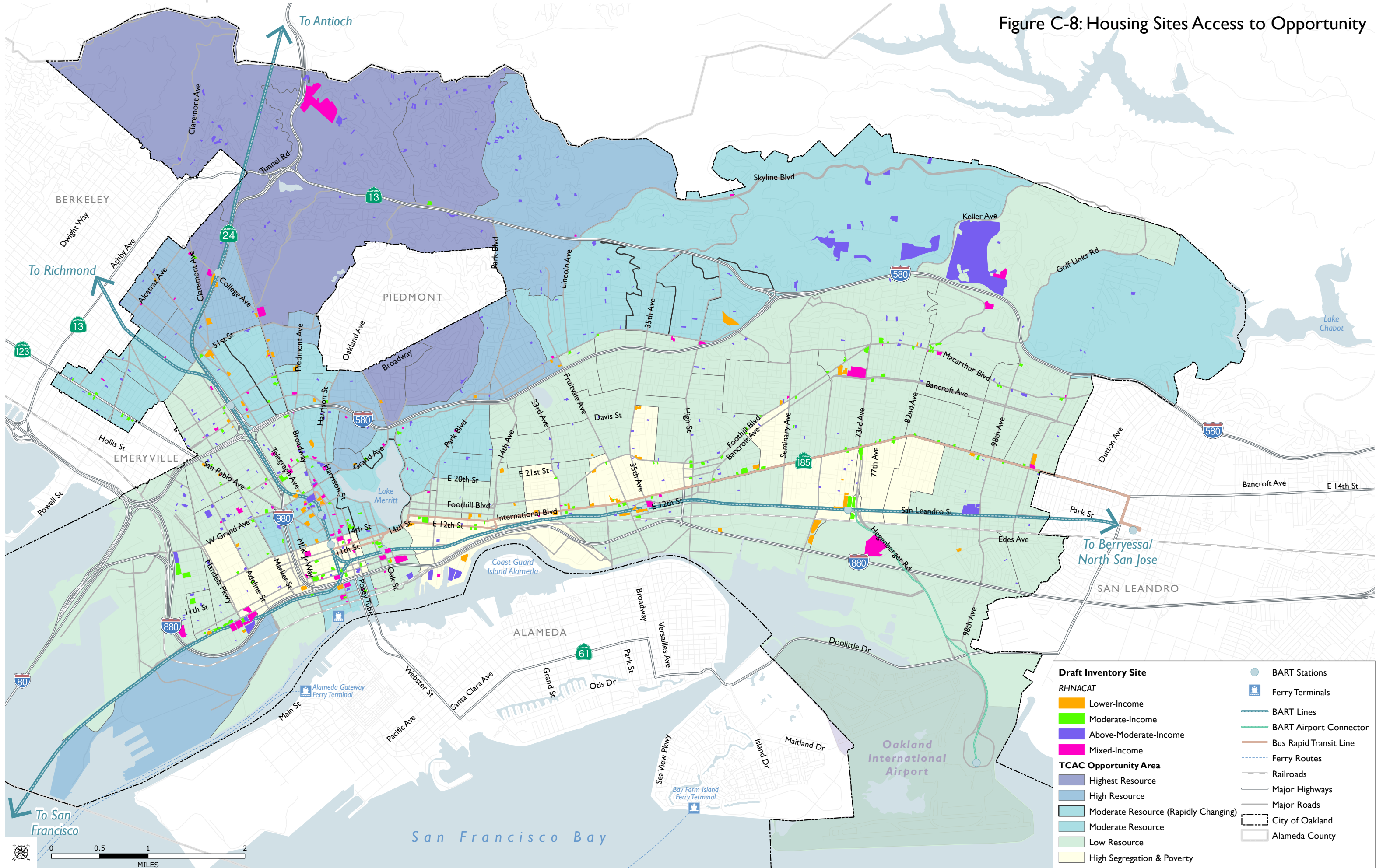
<i>Resource Areas by Neighborhood</i>	<i>Lower-Income Units</i>	<i>Moderate-Income Units</i>	<i>Above-Moderate-Income Units</i>
Central East Oakland	2,319	373	1,085
High Segregation & Poverty	347	373	9
Low Resource	1,972	462	1,076
Coliseum/Airport	533	119	298
Low Resource	533	119	298
Downtown	3,222	2,176	6,010
High Segregation & Poverty	403	667	1,792
Low Resource	497	687	1,345
Moderate Resource	2,322	754	2,620
Moderate Resource (Rapidly Changing)	-	68	253
East Oakland Hills	138	56	430
Low Resource	138	54	345
Moderate Resource	-	2	85
Eastlake/Fruitvale	1,984	709	2,072
High Segregation & Poverty	1,036	371	1,826
Low Resource	943	277	156
Moderate Resource	5	61	90
Glenview/ Redwood Heights	2,4437	40	99
High Resource	6,154	-	21
Highest Resource	-	-	1
Moderate Resource	9	1	69
Moderate Resource (Rapidly Changing)	174	39	8

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North Oakland Hills	224	72	1,359
High Resource	4	-	36
Highest Resource	220	72	1,323
North Oakland/Adams Point	1,360 1,509	641	3,515
High Resource	162 256	9	199
Highest Resource	248 231	26	8
Low Resource	393 393	287	862
Moderate Resource	527 599	244	2,300
Moderate Resource (Rapidly Changing)	30 30	75	146
West Oakland	1,494	748	4,454
High Segregation & Poverty	400	83	428
Low Resource	811	653	3,627
Moderate Resource	283	12	399

Source: City of Oakland, 2022; State HCD/ITCAC, Opportunity Area Map, 2021, Dyett & Bhatia, 2022

Figure C-8: Housing Sites Access to Opportunity



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; ABAG, 2020; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

The full Sites Inventory is provided in Table C-26, [available in a separate Excel file](#). Table B includes sites, primarily in moderate or higher-resourced areas, that will be upzoned, as described in Appendix J. Rezoning results in around 650 units more than the realistic capacities predicted for the prior zoning designations, for a total of nearly 1,9700 units (shown in Table B of Table C-26). Appendix M includes a list of sites identified by the community that will be considered for rezoning as part of Phase 2; sites included in the current Inventory are highlighted in yellow.

Table C-26: City of Oakland 2023-2031 Housing Sites Inventory

Source: Dyett & Bhatia, 2022