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 (see Table C-25), 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

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
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

[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

create a buffer of at least 15 percent 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-25 at the end of the appendix and 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

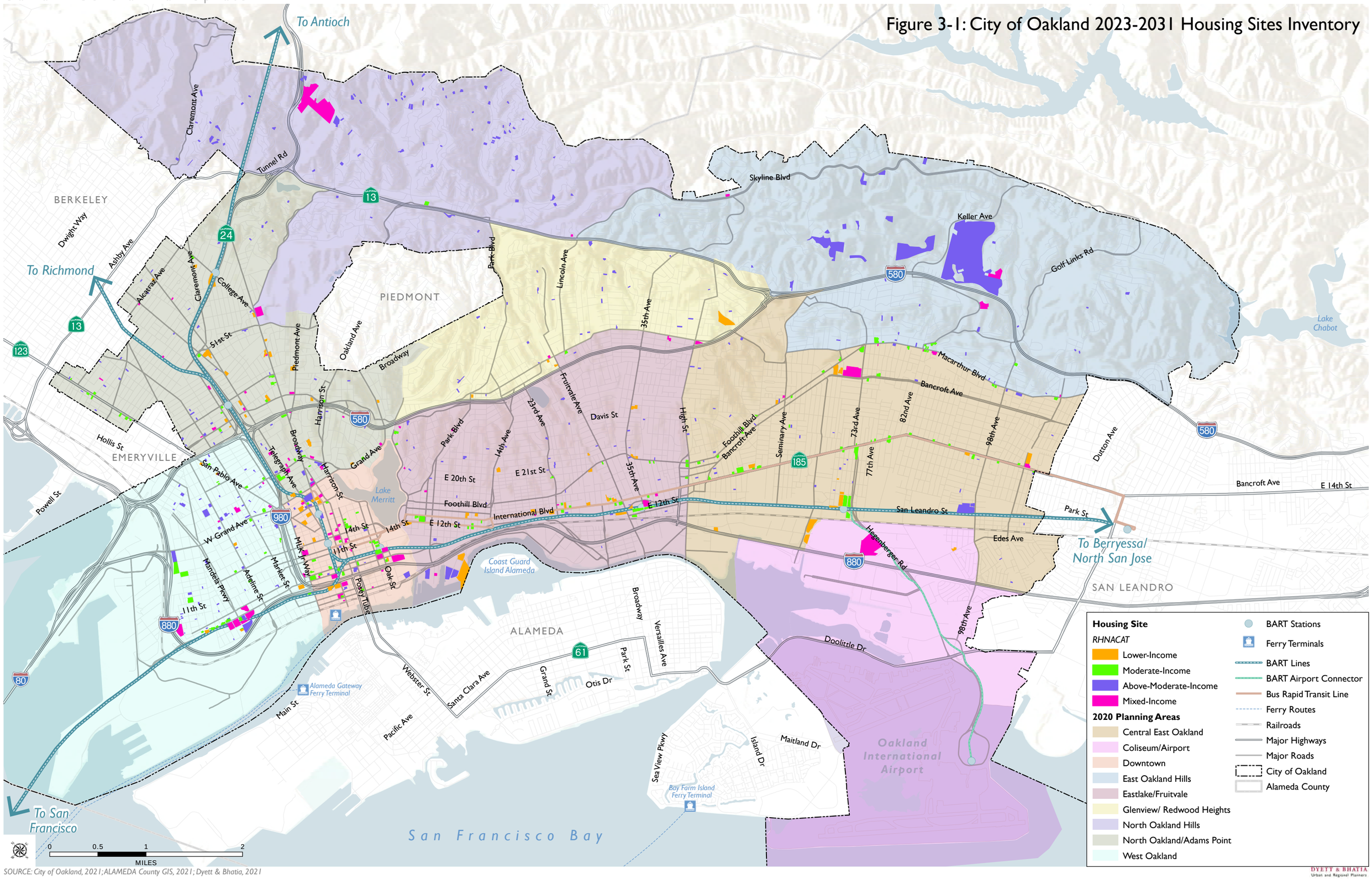
	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	2,183	2,388	364	9,718	**14,653**
Pipeline Projects	*1,213*	*1,498*	*166*	*9,716*	***12,593***
Projected ADUs	*890*	*890*	*198*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development Projects	386	1,354	211	6,525	**8,476**
Vacant	*225*	*846*	*27*	*1,832*	***2,930***
Non-Vacant	*161*	*508*	*184*	*4,693*	***5,546***
Available 5th Cycle RHNA		714	4,029	688	688
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,463*	*685*	***4,839***
New Opportunity Sites		5,425	1,134	2,120	**8,679**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,283*	*934*	*2,120*	***8,337***
Total Capacity		**12,450**	**5,738**	**19,051**	**37,239**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**2,189**	**1,281**	**7,518**	**10,988**
		(121.3%)	**(128.7%)**	**(165.2%)**	**(141.9%)**

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.

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

Figure 3-1: 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

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

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 3, 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	1,213	1,498	166	9,716	12,593
Projected ADUs	890	890	198	0	1,978
Adequate Sites Alternative	80	0	0	2	82
Total Credits	**2,183**	**2,388**	**364**	**9,718**	**14,653**
Remaining Housing Need	**4,328**	**1,362**	**4,093**	**1,815**	**11,598**

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; 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 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. Table C-4 below provides information on each pipeline project that have received entitlements but have not yet applied for a building permit, Table C-5 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-25.

The status of pipeline projects is pulled directly from the City's Accela permitting system. 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 consistent with the City's records. Expected completion dates are estimates provided by Planning staff based on typical project timelines.

Table C-4: Pipeline Projects Capacity, Planning Permits

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	12/31/2022	0	15	44	1	0
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	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	12/31/2022	0	0	0	0	25
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	12/31/2022	0	49	0	1	0
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	12/31/2022	0	0	0	0	3
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	12/31/2022	0	0	0	0	4
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	12/31/2022	0	0	0	0	4
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	12/31/2022	0	0	0	0	3
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	12/31/2022	0	0	0	0	3
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	12/31/2022	0	0	0	0	3

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041 415301302	12/31/2023	0	58	0	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012 096400700, 012 096400400, 012 096400500, 012 096400600	12/31/2023	0	38	38	1	0
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025 071900701	12/31/2023	0	47	28	1	0
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012 100001500	12/31/2023	0	0	0	0	21
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007 059400504	12/31/2023	0	0	0	0	3
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028 090902400	12/31/2023	0	0	0	0	3
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038 317708400, 038 317708500	12/31/2023	0	0	0	0	3
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009 068904001	12/31/2023	0	0	0	0	4
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008 062403500, 008 062403600	12/31/2023	0	7	0	0	161
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005 043301805, 005 043301806	12/31/2023	0	0	12	0	75
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047 550904400	12/31/2024	0	0	69	0	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	12/31/2024	0	0	0	0	395
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	12/31/2024	0	0	0	0	223
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	12/31/2024	0	0	0	11	97
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	12/31/2024	0	3	0	0	35
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	12/31/2024	0	0	60	0	0
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	12/31/2024	0	0	0	0	12
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	12/31/2024	0	0	0	0	8
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	12/31/2024	0	30	44	0	1
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	12/31/2024	0	0	0	0	9
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	12/31/2024	0	1	0	0	10

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	12/31/2024	0	0	4	0	36
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	12/31/2024	0	0	1	0	10
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	12/31/2025	0	12	0	0	263
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	12/31/2025	0	0	0	0	20
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	12/31/2025	0	3	0	0	51
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	12/31/2025	1	0	0	0	15
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	12/31/2025	0	0	0	0	10
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	12/31/2025	0	0	5	0	23
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	12/31/2025	0	0	0	1	9
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	12/31/2025	0	0	3	0	24
PLN15378-PUDF03	Approved	11/29/2021	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	74

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN15378-PUDF04	Approved	11/29/2021	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	38
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	12/31/2025	0	0	1	0	8
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	12/31/2025	0	85	0	0	947
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	12/31/2025	0	0	0	0	12
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	12/31/2025	0	0	0	0	10
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	12/31/2026	0	0	0	0	307
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	12/31/2026	0	0	0	0	380
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	12/31/2026	79	11	148	2	522
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800400, 032 210800500,	12/31/2026	0	108	1	0	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
				032 210802900, 032 210802801						
PUDF12	Approved	2/26/2021	101 10TH AVE, Oakland, CA 94606	018 046500204	12/31/2026	0	0	254	0	0
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008 062503200, 008 062503401	12/31/2026	0	0	35	0	187
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009 068401100, 009 068401201, 008 064700200	12/31/2026	0	15	0	0	210
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008 064500400, 008 064500500	12/31/2026	0	0	0	0	114
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008 065101801	12/31/2027	0	20	0	0	337
PLN18252-R01	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006 004700101	12/31/2027	0	0	101	0	215
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	12/31/2027	0	0	0	0	380
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044 508018000, 044 508017900	12/31/2027	0	0	0	0	399

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001 016900100, 001 017100200	12/31/2027	51	72	74	36	324
					Total	**131**	**576**	**922**	**71**	**6,114**
					Percent of RHNA	**4.0%**	**17.7%**	**24.6%**	**1.6%**	**53.0%**

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

Table C-5: Pipeline Projects Capacity, Building Permits

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
RB1903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	12/31/2022	0	0	0	0	4
B2003769	Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	12/31/2022	0	0	0	0	3
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	12/31/2022	0	0	0	0	4
B2100090	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	12/31/2022	0	0	0	0	3
B2100106	Permit Issued	7/19/2021	823 6TH AVE, OAKLAND, CA	019 000900202	12/31/2022	0	0	0	0	3
B2100107	Permit Issued	7/19/2021	825 6TH AVE, BLDG 3, Oakland, CA 94606	019 000900202	12/31/2022	0	0	0	0	3

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
B1901911	Permit Issued	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	12/31/2022	0	0	0	0	88
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602501, 012 098602800	12/31/2022	0	6	0	0	51
B1604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	12/31/2023	0	0	0	0	39
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A316620100	12/31/2023	0	0	0	0	6
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	12/31/2023	0	0	0	0	13
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	12/31/2023	0	0	0	1	7
B2003445	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	12/31/2023	0	0	0	0	6
B2003446	Permit Issued	5/6/2021	9883 MACARTHUR BLVD, #BLDG 2, Oakland, CA 94605	046 549101301	12/31/2023	0	0	0	0	6
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500,	12/31/2023	14	40	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
				044 496700701, 044 496700900						
B2100108	Permit Issued	7/19/2021	827 6TH AVE, OAKLAND, CA	019 000900202	12/31/2023	0	0	0	0	6
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	12/31/2023	0	0	0	0	6
B1604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	12/31/2023	0	0	0	0	68
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	12/31/2023	0	0	0	0	232
B1606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	12/31/2023	0	0	0	0	13
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	12/31/2023	0	0	0	0	6
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	12/31/2023	0	0	0	0	13
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	12/31/2023	0	0	0	0	4
B1505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	12/31/2023	0	0	0	0	47
B1802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	12/31/2023	0	0	0	0	72
B2003447	Permit Inactive	11/5/2021	9877 MACARTHUR BLVD, #BLDG 3, Oakland, CA 94605	046 549101301	12/31/2024	0	0	0	0	8

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
B2003448	Permit Inactive	11/5/2021	9887 MACARTHUR BLVD, #BLDG 4, Oakland, CA 94605	046 549101301	12/31/2024	0	0	0	0	9
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	12/31/2024	46	29	104	0	2
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	12/31/2024	0	5	0	0	42
B2105280	On Hold - Fee Due	12/29/2021	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	12/31/2024	0	97	0	0	0
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	12/31/2024	0	0	0	0	115
B1905546	Construction Recycling Review Completed	9/24/2021	389 9th Ave, Oakland, CA	018 046501200	12/31/2025	47	18	58	0	1
B2104072	Zoning Inspection Review In Progress	2/9/2022	2201 Brush Street, Oakland, CA	003 002501100, 003 002501000	12/31/2025	33	17	8	0	1
B2104424	On Hold	3/3/2022	316 12TH ST, Oakland, CA	002 006300700	12/31/2025	0	0	3	0	24
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	12/31/2025	0	0	0	0	378
B1902249	Permit Reinstated	3/14/2022	412 MADISON ST, Oakland, CA 94607	001 016300100	12/31/2025	0	0	0	15	142

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
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	12/31/2025	0	19	59	1	0
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	12/31/2025	0	0	0	0	356
B2104693	On Hold	1/19/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	12/31/2025	0	0	0	0	18
B2201034	Created	3/24/2022	2400 ADELINE ST, Oakland, CA 94607	005 043601102	12/31/2025	0	0	0	0	29
B2200158	On Hold - Fee Due	1/9/2022	520 31ST ST, Oakland, CA 94609	009 071500800	12/31/2025	0	0	0	0	7
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	12/31/2025	1	10	7	3	0
B2200335	On Hold - Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	12/31/2025	0	0	0	0	9
B1905536	Plan Review In Progress	1/7/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	12/31/2025	0	22	54	1	0
B2102751	Final Check - On Hold	3/25/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	12/31/2025	0	0	5	0	52

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	12/31/2025	0	0	0	0	223
B1703245; B1704331	Permit Issued	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	12/31/2025	0	27	0	0	409
B1604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	12/31/2026	0	0	0	0	103
B1603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	12/31/2026	0	0	0	0	405
B2200276	Routed	3/2/2022	685 9TH ST, Oakland, CA 94607	001 021704800	12/31/2026	0	0	0	35	82
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	12/31/2026	53	0	52	0	0
B2104948	Plan Review In Progress	3/24/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	12/31/2026	0	0	0	0	235
B2100632	Permit issued	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067001500, 008 067001600,	12/31/2026	0	15	0	0	315

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely-Low-Income	Very-Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income
				008 067001800, 008 067000100						
B2103682	On Hold	4/12/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	12/31/2026	0	0	154	39	0
					Total	**194**	**305**	**504**	**95**	**3,669**
					Percent of RHNA	**6.0%**	**9.4%**	**13.4%**	**2.1%**	**31.8%**

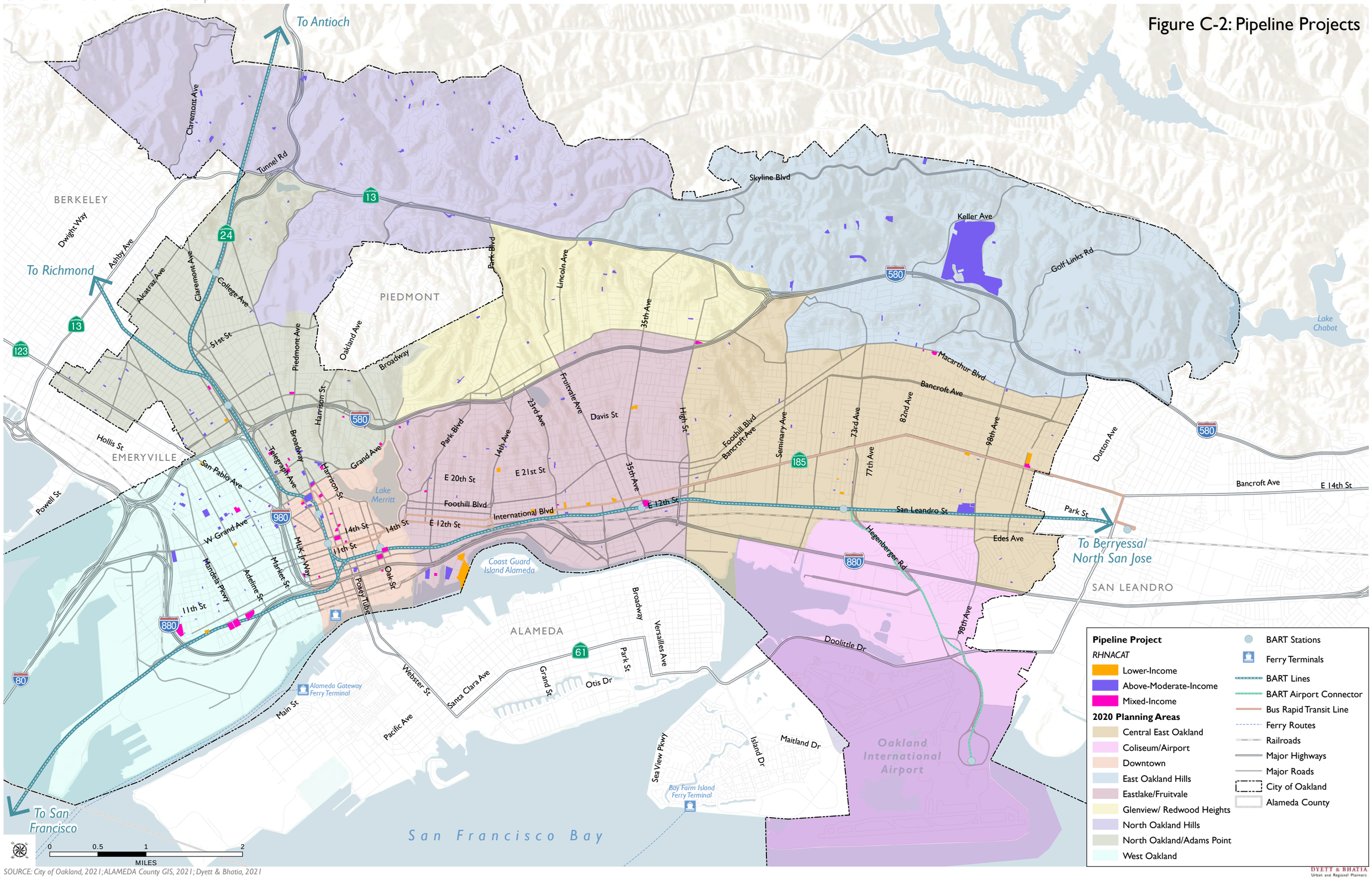
Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

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
Low-Income	3	3
Moderate-Income	0	0
Above-Moderate-Income	154	167

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

Figure C-2: Pipeline Projects



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

PROJECTED ADUS

Since 2017, the State has continued to pass and implement laws that have removed obstacles to the construction of 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

Year	*ADU Building Permits Issued*
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.

[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."

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

Income Level	*Local Affordability Breakdown*	*Regional Affordability Breakdown*	*Modified Affordability Breakdown*	***Projected ADU Capacity***
Very-Low-Income	45.9%	30.0%	45.0%	**890**
Low-Income	45.9%	30.0%	45.0%	**890**
Moderate-Income	8.1%	30.0%	10.0%	**198**
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; and
- 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-9 below presents these projects that can be used to meet the RHNA. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units.

[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

Table C-9: Adequate Sites Alternative Capacity

					Unit Count			
Project Name	*Project Address*	*APN*	*Project Type*	*Funding Sources*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*[3]
Piedmont Place[1,2]	55 MacArthur Blvd	010 081300800	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	44	0	0	1
Coliseum Way[1]	4801 Coliseum Way	034 229501605	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

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-25 at the end of the appendix 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]	**4,328**	**1,362**	**4,093**	**1,815**	**11,598**
Potential Development Projects	386	1,354	211	6,525	**8,476**
Vacant	*225*	*846*	*27*	*1,832*	***2,930***
Non-Vacant	*161*	*508*	*184*	*4,693*	***5,546***
Available 5th Cycle RHNA		714	4,029	4,029	688
Vacant		*23*	*566*	*566*	*3*
Non-Vacant		*691*	*3,463*	*3,463*	*685*
New Opportunity Sites		5,425	1,011	1,134	2,120
Vacant		*142*	*200*	*200*	*0*
Non-Vacant		*5,283*	*811*	*934*	*2,120*
Total Capacity		**7,879**	**5,374**	**9,333**	**22,586**
Capacity Shortfall(-)/ Surplus(+)[3]		**+2,184**	**+1,281**	**+7,518**	**+10,988**

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.

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

SITE DEVELOPMENT CAPACITY

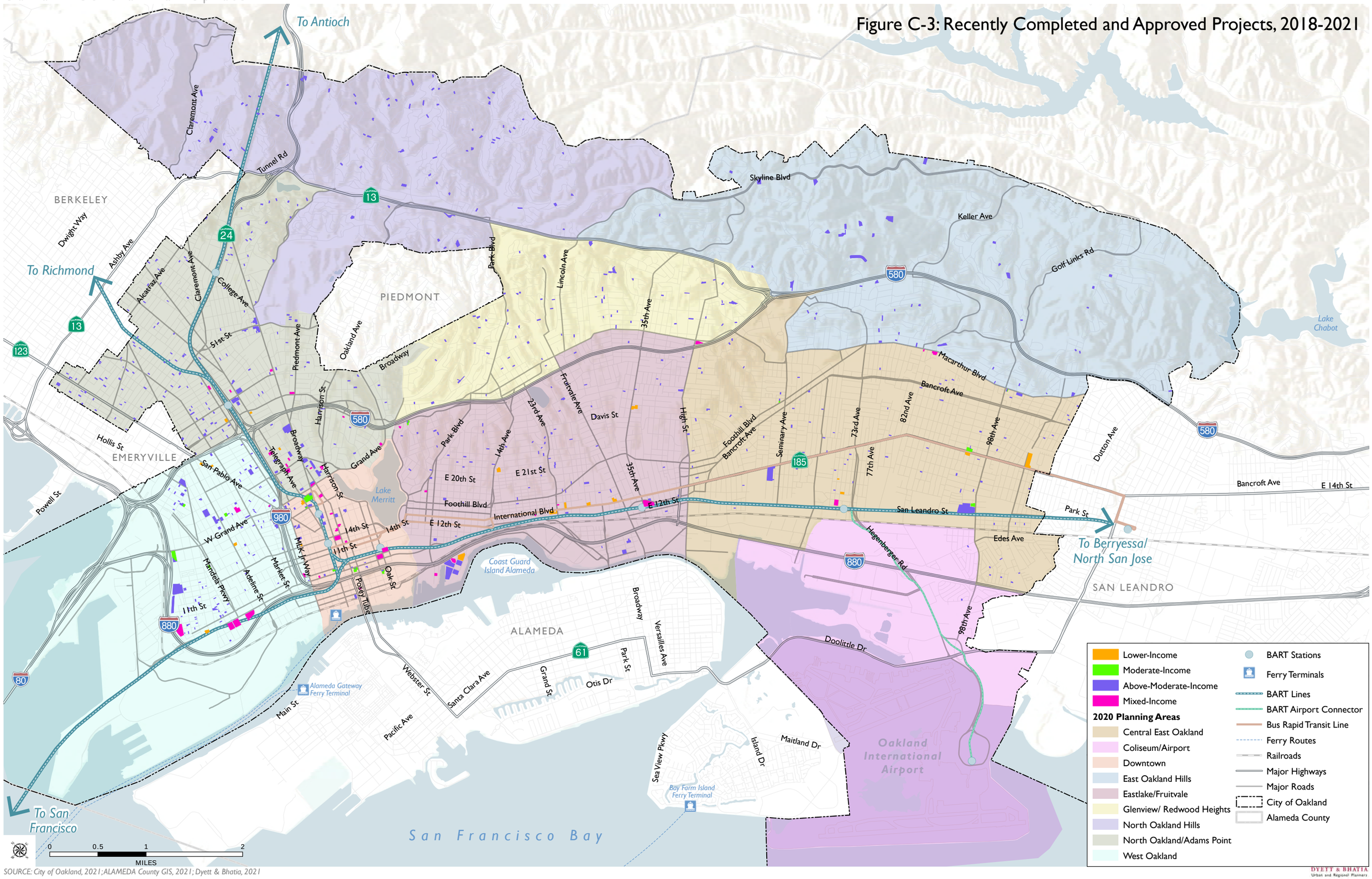
Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. In order to calculate realistic capacity in Oakland, 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-11 below summarizes the results of this survey and provides realistic capacity estimates for opportunity sites included in the Inventory. 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-11 are applied to sites that do not otherwise include active development applications. Where a site has an ongoing pre-application or planning permit application, requested densities and affordability for the project are used. Further, where additional capacity information is available for a site, such as expressed developer interest or preliminary discussions, these assumptions are used to approximate realistic capacity.

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



- 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

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

DYETT & BHATIA
Urban and Regional Planners

Table C-11: 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
CN-3	35	No	79.2	50.9%	40.3
	45	Yes	96.8	14.7%	14.3
	60	Yes	116.2	53.9%	62.6
	75	No	158.4	50.9%	80.7
CN-4	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

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
Coliseum/Airport					
CN-3	45	No	96.8	81.9%	79.2
D-CO-2		No	335.1	24.1%	80.8
HBX-1		No	43.6	46.7%	20.4
RD-1		Yes	1 per lot	100.0%	1 per lot
RM-1		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%	143.3
	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

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	LM-275	Yes	396.0	58.8%	232.9
D-LM-3	LM-175	No	396.0	56.2%	222.7
	LM-275	No	396.0	51.9%	205.7
	LM-45	Yes	96.8	28.3%	27.4
D-LM-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
	LM-85	No	193.6	51.9%	100.6
D-LM-5	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
	35	No	79.2	33.1%	26.3
CN-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					

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
CC-1	60	No	116.2	95.2%	110.5
	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

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	60	No	116.2	85.7%	99.6
	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
	35	No	79.2	219.1%	79.2
CN-3	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

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
RH-1		No	1 per lot	100.7%	1 per lot
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

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	45	No	96.8	253.7%	96.8
D-BV-2	85	Yes	158.4	334.9%	158.4
	250	Yes	229.3	226.7%	229.3
	45	No	96.8	56.5%	54.7
	85	No	158.4	56.5%	89.5
D-BV-3	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
	45	No	96.8	99.4%	96.2
	65	No	116.2	99.4%	115.5
D-BV-4	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
	45	Yes	96.8	12.6%	12.2
RU-5	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

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	90	Yes	193.6	91.1%	176.4
			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
RU-5	35	No	79.2	118.2%	79.2
	45	Yes	96.8	113.4%	96.8
	60	Yes	116.2	170.7%	116.2

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	75	Yes	158.4	108.7%	158.4
	55	Yes	116.2	152.4%	116.2
	60	Yes	116.2	130.7%	116.2
	75	Yes	158.4	152.4%	158.4
S-15W	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 is larger than 4,000 sq. ft., then two units per lot are permitted in base zones RM-2 and RM-3 while 39.6 du/ac is permitted in RM-4. 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-12 for a summary of parcels that converted from 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-12: Summary of Non-Residential to Residential Conversion

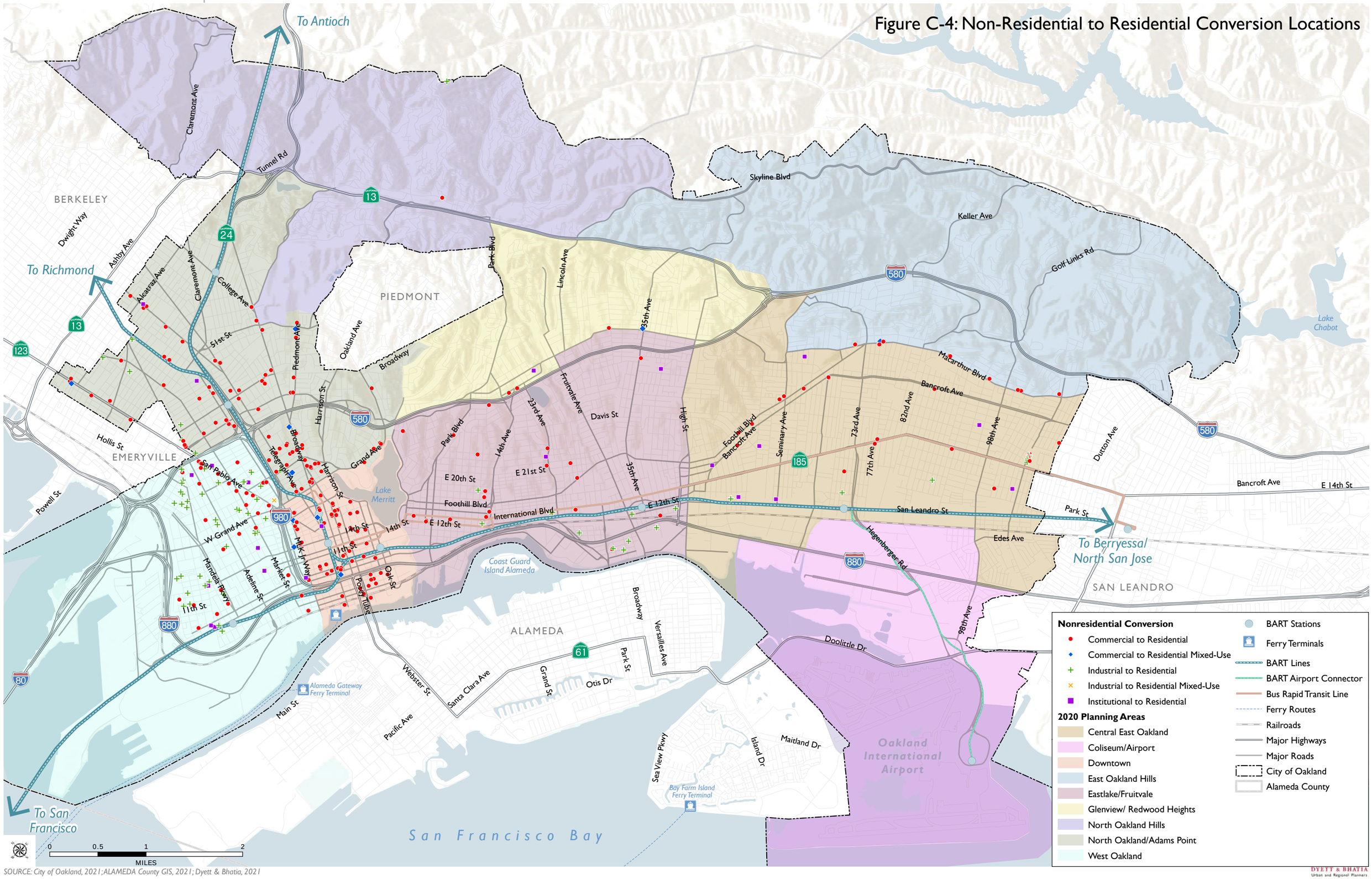
Conversion Type	*Number of Converted Parcels*	*Number of Residential Units*
Commercial to Residential	481	6,649
Commercial to Residential Mixed-Use	16	720
Industrial to Residential	87	766
Industrial to Residential Mixed-Use	1	24
Institutional to Residential	28	328

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, about 744 units developed on parcels that converted from solely non-residential uses to mixed residential uses.

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

- 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

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

DYETT & BHATIA
Urban and Regional Planners

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.[7] 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. 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. Table C-13 below summarizes the percentage modifiers applied to opportunity sites. These modifiers are not applied to sites with ongoing pre-application or planning permit applications, or have other indications of capacity, as these sites have a very high likelihood of development during the planning period.

[7] 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

Existing Use	*AV Ratio*	*FAR*	*Capacity Modifier*
Vacant	-	-	90%
Non-Vacant	Low (<0.5)	Low (<0.5)	80%
	Low (<0.5)	Medium to High (>0.5)	60%
	Medium (Between 0.5 and 1.0)	Low to High (>0.0)	40%

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.

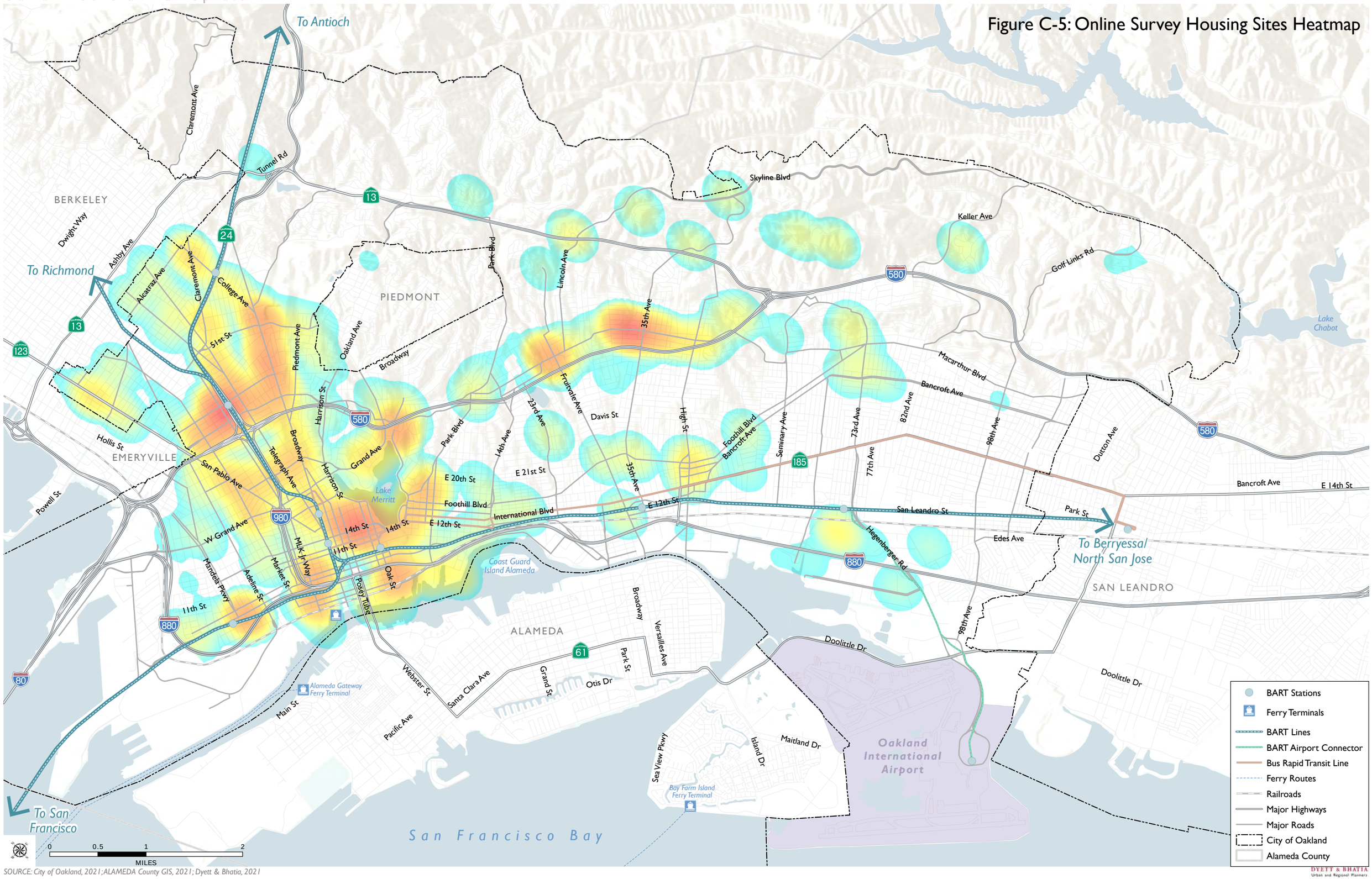
Housing Site Selection Engagement

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 Rockridge Bay Area Rapid Transit (BART), 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



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

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. 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. Such projects are considered likely to develop, and the actual project densities and affordability provided in those applications are assumed here. 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. 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. These projects are derived from Accela records pulled in March 2022 and are provided in Table C-14 below.

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

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN19284	Under Review	1/2/2020	0 FIELD ST, Oakland, CA 94608	040A344301103	12/31/2022	0	0	0	0	1
PLN19317	Assigned	1/13/2020	20 TAURUS AVE, Oakland, CA 94611	048G742602900	12/31/2022	0	0	0	0	1
PLN19286	Incomplete	2/3/2020	0 COOLIDGE AVE, Oakland, CA 94602	029 098901303	12/31/2022	0	0	0	0	3
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH	048H760600903	12/31/2022	0	0	0	0	1
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR, Oakland, CA 94603	048H760602200	12/31/2022	0	0	0	0	1
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST, Oakland, CA 94601	026 078500800	12/31/2022	0	0	0	0	3
PLN20027	Incomplete	5/18/2020	1601 39TH AVE, Oakland, CA 94601	033 213804000	12/31/2022	0	0	0	0	2
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST, Oakland, CA 94609	016 142400101	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND	034 227302700	12/31/2023	0	0	0	0	4
ZP200033	Pre-Application (Complete)	7/1/2020	6735 Sims	048C-7193-025	12/31/2023	0	0	0	0	1
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR, Oakland, CA 94611	048F737806500	12/31/2023	0	0	0	0	1
ZP200025	Pre-Application (Complete)	7/15/2020	0 OAKWOOD	048F737701800	12/31/2023	0	0	0	0	4
PLN20013	Assigned	9/22/2020	5776 VICENTE ST, Oakland, CA 94609	014 127402800	12/31/2023	0	0	0	0	1
PLN19245	Assigned	9/23/2020	0 SKYLINE BLVD, Oakland, CA 94603	048E732202300	12/31/2023	0	0	0	0	1
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR, Oakland, CA 94611	048F740001400	12/31/2023	0	0	0	0	1
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE, Oakland, CA 94601	032 211600300	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN20104	Incomplete	11/18/2020	0 THORNHILL DR, Oakland, CA 94603	048F737806600	12/31/2023	0	0	0	0	1
DRX210029	Filed	1/14/2021	3425 68TH AVE, Oakland, CA 94605	037A275501200	12/31/2023	0	0	0	0	4
ZP210003	Pre-Application (Under Review)	2/1/2021	0 HOMEGLEN	048E732403300	12/31/2023	0	0	0	0	1
PLN21001	Assigned	2/2/2021	2773 E 23RD ST, Oakland, CA 94601	026 075100400	12/31/2023	0	0	2	0	1
ZP200094	Pre-Application (Complete)	2/19/2021	0 JEWELL	048G744502800	12/31/2023	0	0	0	0	1
PLN18266	Under Review	2/19/2021	3712 39TH AVE, Oakland, CA 94619	030 192500700	12/31/2023	0	0	0	0	3
PLN21021	Assigned	2/23/2021	0 HILLMONT DR, Oakland, CA 94608	040A342604300	12/31/2023	0	0	0	0	1
PLN21008	Incomplete	2/24/2021	0 TIFFIN RD, Oakland, CA 94602	029A131805000	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL BLVD, Oakland, CA 94601	035 240000100	12/31/2023	0	0	0	0	2
PLN21031	Assigned	3/9/2021	3700 WEST ST, Oakland, CA 94608	012 096502101	12/31/2023	0	0	0	0	1
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD, Oakland, CA 94605	043A467604900	12/31/2023	0	0	0	0	1
PLN20146	Under Review	3/19/2021	933 PINE ST, Oakland, CA 94607	006 004901600	12/31/2023	0	0	0	0	1
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER, OAKLAND, CA 94611	048G742701106	12/31/2023	0	0	0	0	1
PLN21027	Incomplete	3/26/2021	0 IVANHOE RD, Oakland, CA 94618	048A706001600	12/31/2023	0	0	0	0	1
PLN21028	Incomplete	3/26/2021	0 IVANHOE RD, Oakland, CA 94618	048A706001701	12/31/2023	0	0	0	0	1
PLN21065	Assigned	4/5/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732203000	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21066	Assigned	4/5/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732203100	12/31/2023	0	0	0	0	1
PLN21074	Assigned	4/26/2021	530 32ND ST, Oakland, CA 94609	009 071600900	12/31/2023	0	0	0	0	4
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE, Oakland, CA 94618	048B716500202	12/31/2023	0	0	0	0	1
PLN21061	Assigned	4/26/2021	6701 Snake RD, Oakland, CA 94611	048F737405502	12/31/2023	0	0	0	0	1
PLN21082	Assigned	5/4/2021	0 GRAVATT DR, OAKLAND, CA 94603	048H760606400	12/31/2023	0	0	0	0	1
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE, Oakland, CA 94618	048A712004403	12/31/2023	0	0	0	0	1
PLN21079	Incomplete	5/9/2021	0 RUTHLAND RD, Oakland, CA 94603	048G741503200	12/31/2023	0	0	0	0	1
PLN21090	Assigned	5/12/2021	2218 82ND AVE, Oakland, CA 94605	043 457301700	12/31/2023	0	0	0	0	4
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR, Oakland, CA 94611	048H756300202	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21100	Assigned	5/24/2021	6735 SIMS DR, Oakland, CA 94611	048C719302500	12/31/2023	0	0	0	0	1
PLN21091	Assigned	5/24/2021	0 AITKEN DR, Oakland, CA 94611	048D730300501	12/31/2023	0	0	0	0	1
PLN21106	Assigned	6/9/2021	0 SHEPHERD CANYON RD, Oakland, CA 94603	048D730405703	12/31/2023	0	0	0	0	1
PLN21108	Assigned	6/16/2021	0 MASTLANDS DR, Oakland, CA 94603	048D726800263	12/31/2023	0	0	0	0	1
PLN21112	Assigned	6/16/2021	0 HUNTINGTON ST, Oakland, CA 94608	030 196500700	12/31/2023	0	0	0	0	1
PLN15192-R01	Accepted	6/17/2021	0 ARROWHEAD DR, Oakland, CA 94611	048E732201500	12/31/2023	0	0	0	0	1
PLN21118	Assigned	6/23/2021	11190 LOCHARD ST, Oakland, CA 94605	048 626201100	12/31/2023	0	0	0	0	1
PLN21122	Assigned	6/28/2021	1750 35TH AVE, Oakland, CA 94601	033 212800300	12/31/2023	0	0	0	0	4
PLN18407	Under Review	6/12/2019	0 Campus (west of 13187	037A315100205	12/31/2024	0	0	0	0	20

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
			Campus Dr DR, OAKLAND, CA 94619							
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH	035 236000700	12/31/2024	0	0	0	0	1
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM	048H761803400	12/31/2024	0	0	0	0	1
ZP210025	Pre-Application (Complete)	6/28/2021	0 PINE	006 003104600	12/31/2024	0	0	0	0	2
PLN21110	Incomplete	7/8/2021	2533 23RD AVE, Oakland, CA 94601	022 035108200	12/31/2024	0	0	0	0	2
PLN21111	Incomplete	7/8/2021	2533 23RD AVE, Oakland, CA 94601	022 035108300	12/31/2024	0	0	0	0	2
PLN21121	Assigned	7/13/2021	0 HOLYROOD DR, Oakland, CA 94603	048D727401004	12/31/2024	0	0	0	0	1
PLN21138	Assigned	7/28/2021	0 BALSAM WY, Oakland, CA 94603	048G743201400	12/31/2024	0	0	0	0	1
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST, Oakland, CA 94621	041 413303400	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21139	Assigned	8/10/2021	6959 BALSAM WY, Oakland, CA 94611	048G743201500	12/31/2024	0	0	0	0	1
PLN21143	Assigned	8/10/2021	0 SHERIDAN RD, Oakland, CA 94603	048B713902600	12/31/2024	0	0	0	0	1
PLN21144	Assigned	8/10/2021	0 SHERIDAN RD, Oakland, CA 94603	048B713902700	12/31/2024	0	0	0	0	1
PLN21149	Assigned	8/10/2021	0 WOODROW DR, Oakland, CA 94603	048E732702100	12/31/2024	0	0	0	0	1
PLN21150	Assigned	8/10/2021	0 WOODROW DR, Oakland, CA 94603	048E732702703	12/31/2024	0	0	0	0	1
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON	010 079300100	12/31/2024	0	0	0	0	4
PLN21073	Incomplete	8/11/2021	0 RETTIG AVE, Oakland, CA 94608	029 106903900	12/31/2024	0	0	0	0	1
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT	005 046601900	12/31/2024	0	0	0	2	0
ZP210055	Pre-Application	8/16/2021	0 ELBERT	024 060806001	12/31/2024	0	0	0	0	2

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
	(Under Review)									
PLN21151	Assigned	8/17/2021	2130 35TH AVE, Oakland, CA 94601	032 211200500	12/31/2024	0	0	0	0	1
PLN21152	Assigned	8/17/2021	2134 35th AVE, OAKLAND, CA 94601	032 211200600	12/31/2024	0	0	0	0	1
PLN21170	Accepted	8/20/2021	490 CAPITAL ST, Oakland, CA 94610	023 041700101	12/31/2024	0	0	0	0	1
PLN21146	Incomplete	8/27/2021	868 36TH ST, Oakland, CA 94608	012 094801502	12/31/2024	0	0	0	0	2
PLN19080	Incomplete	8/31/2021	0 PINEHAVEN RD, Oakland, CA 94603	048G743302600	12/31/2024	0	0	0	0	1
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT	005 041300700	12/31/2024	0	0	0	0	1
PLN21164	Assigned	9/2/2021	0 WRENN ST, Oakland, CA 94608	029A131600400	12/31/2024	0	0	0	0	1
PLN21101	Assigned	9/10/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732004800	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21171	Assigned	9/10/2021	605 ALCATRAZ AVE, Oakland, CA 94609	015 137803900	12/31/2024	0	0	0	0	2
PLN21120	Under Review	9/16/2021	9430 MACARTHUR BLVD, Oakland, CA 94605	048 559905200	12/31/2024	0	0	0	0	3
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE, Oakland, CA 94611	012 093202600	12/31/2024	0	0	0	0	3
PLN21156	Incomplete	9/22/2021	1506 3RD ST, Oakland, CA 94607	004 010301600	12/31/2024	0	0	0	0	1
ZP210040	Pre-Application (Complete)	9/27/2021	0 CLAREMONT	048H767201300	12/31/2024	0	0	0	0	2
PLN21176	Assigned	9/27/2021	0 POTTER ST, Oakland, CA 94601	036 242702200	12/31/2024	0	0	0	0	1
PLN21179	Assigned	9/27/2021	129 ALPINE TER, OAKLAND, CA 94618	048A710705000	12/31/2024	0	0	0	0	1
PLN21180	Assigned	9/27/2021	1818 ADELINE ST, Oakland, CA 94607	005 040602700	12/31/2024	0	0	0	0	3
ZP210068	Pre-Application	10/4/2021	6542 GWIN	048H752401100	12/31/2024	0	0	0	0	2

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
	(Under Review)									
PLN21192	Assigned	10/4/2021	2621 MARKET ST, Oakland, CA 94607	005 045101200	12/31/2024	0	0	0	0	1
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH	009 074001400	12/31/2024	0	0	0	0	2
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD, Oakland, CA 94611	048G744801303	12/31/2024	0	0	0	0	1
PLN21195	Assigned	10/13/2021	1437 48TH AVE, Oakland, CA 94601	035 236003300	12/31/2024	0	0	0	0	1
PLN21196	Assigned	10/13/2021	0 48TH AVE, Oakland, CA 94601	035 236003400	12/31/2024	0	0	0	0	1
ZP210071	Pre-Application (Under Review)	10/19/2021	0 MOORE	048D731002200	12/31/2024	0	0	0	0	1
PLN21147	Assigned	10/19/2021	6225 HARMON AVE, Oakland, CA 94621	038 321300900	12/31/2024	0	0	0	0	3
PLN21193	Assigned	10/19/2021	0 LONDON RD, Oakland, CA 94608	029 107500100	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN16165-R01	Accepted	10/22/2021	696 29TH ST, Oakland, CA 94609	009 069607200	12/31/2024	0	0	0	0	1
PLN21168	Assigned	10/28/2021	0 SKYLINE BLVD, Oakland, CA 94603	048G745002800	12/31/2024	0	0	0	0	1
PLN21114	Under Review	11/1/2021	2304 9TH AVE, Oakland, CA 94606	022 031800806	12/31/2024	0	0	0	0	2
PLN19293	Incomplete	11/15/2021	1942 48TH AVE, Oakland, CA 94601	035 238301700	12/31/2024	0	0	0	0	2
PLN21133	Incomplete	11/16/2021	2119 34TH AVE, Oakland, CA 94601	027 088103508	12/31/2024	0	0	0	0	2
PLN19051	Under Review	11/21/2021	1636 13TH AVE, Oakland, CA 94607	020 019401600	12/31/2024	0	0	0	0	1
PLN21231	Filed	11/22/2021	0 GOULDIN RD, Oakland, CA 94603	048F737204500	12/31/2024	0	0	0	0	1
PLN21212	Assigned	11/23/2021	8750 Golf Links RD, OAKLAND, CA 94605	043A464204900	12/31/2024	0	0	0	0	1
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD,	043A464205000	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
			Oakland, CA 94605							
PLN21187	Incomplete	12/3/2021	8816 BURR ST, Oakland, CA 94605	043A464102700	12/31/2024	0	0	0	0	1
PLN21215	Assigned	12/3/2021	248 GRAVATT DR, Oakland, CA 94603	048H760605400	12/31/2024	0	0	0	0	1
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST, Oakland, CA 94607	006 001701300	12/31/2024	0	0	0	0	2
PLN21093	Incomplete	12/8/2021	3527 DWIGHT WY, Oakland, CA 94704	048H770000501	12/31/2024	0	0	0	0	1
PLN21218	Incomplete	12/9/2021	0 TRESTLE GLEN RD, Oakland, CA 94608	023 043902400	12/31/2024	0	0	0	0	1
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD, Oakland, CA 94605	048 686300604	12/31/2024	0	0	0	0	2
ZP210095	Pre-Application (Accepted)	12/13/2021	0 THORNDALE	048G744703904	12/31/2024	0	0	0	0	1
PLN21210	Assigned	12/13/2021	4452 MATTIS CT, OAKLAND, CA 94619	037 253003100	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21243	Accepted	12/15/2021	13193 SKYLINE BLVD, OAKLAND, CA	037A314204800	12/31/2024	0	0	0	0	1
PLN21197	Under Review	12/17/2021	0 48TH AVE, Oakland, CA 94601	035 236003500	12/31/2024	0	0	0	0	1
PLN21198	Under Review	12/17/2021	0 48TH AVE, Oakland, CA 94601	035 236003600	12/31/2024	0	0	0	0	1
PLN21247	Accepted	12/17/2021	0 HARRINGTON AVE, Oakland, CA 94601	032 210006000	12/31/2024	0	0	0	0	2
PLN21248	Filed	12/17/2021	0 WESTOVER DR, Oakland, CA 94603	048D730306900	12/31/2024	0	0	0	0	1
ZP210099	Pre-Application (Incomplete)	12/20/2021	0 WESTOVER	048D730301214	12/31/2024	0	0	0	0	1
PLN21254	Accepted	12/20/2021	0 WESTOVER DR, Oakland, CA 94603	048D730307200	12/31/2024	0	0	0	0	1
PLN21229	Assigned	12/21/2021	3001 E 12TH ST, Oakland, CA 94601	025 069300400	12/31/2024	0	0	0	0	2
PLN21221	Assigned	12/22/2021	0 GIRVIN DR, Oakland, CA 94611	048D730205200	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21222	Assigned	12/22/2021	0 THORNDALE DR, OAKLAND, CA 94603	048G744401000	12/31/2024	0	0	0	0	1
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE, Oakland, CA 94601	035 239001000	12/31/2024	0	0	0	0	3
PLN21226	Assigned	12/22/2021	0 MANZANITA DR, Oakland, CA 94603	048E731902000	12/31/2024	0	0	0	0	1
PLN21251	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101200	12/31/2024	0	0	0	0	1
PLN21252	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101300	12/31/2024	0	0	0	0	1
PLN21253	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101400	12/31/2024	0	0	0	0	1
PLN21224	Assigned	12/22/2021	0 BAGSHOTTE DR, Oakland, CA 94603	048D728205000	12/31/2024	0	0	0	0	1
PLN21256	Accepted	12/23/2021	NA	048D730303000	12/31/2024	0	0	0	0	1
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD, Oakland, CA 94619	029 109001401	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21161	Under Review	1/7/2022	3600 LAGUNA AVE, Oakland, CA 94602	029 099005500	12/31/2024	0	0	0	0	4
PLN21064	Under Review	1/7/2022	942 PINE ST, Oakland, CA 94607	006 003300100	12/31/2024	0	0	0	0	4
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE	040A346700500	12/31/2024	0	0	0	0	1
ZP210089	Pre-Application (Under Review)	1/25/2022	0 ARROWHEAD	048E732104802	12/31/2024	0	0	0	0	1
ZP210096	Pre-Application (Under Review)	1/31/2022	1798 EXCELSIOR	023 049600700	12/31/2024	0	0	0	0	1
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS	037A315600900	12/31/2024	0	0	0	0	1
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON	010 081002000	12/31/2024	0	0	0	0	1
PLN19268	Assigned	11/8/2019	296 27TH ST, Oakland, CA 94612	010 079800307	12/31/2025	0	0	17	0	181

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY	001 013500700	12/31/2025	0	0	3	3	7
ZP200003	Pre-Application (Filed)	1/28/2020	1223 33RD	033 219401702	12/31/2025	0	0	0	0	38
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET	005 043201203	12/31/2025	0	0	0	0	5
ZP200020	Pre-Application (Complete)	4/28/2020	1365 Willow	006 002700700	12/31/2025	0	0	0	0	21
PLN18088	Under Review	6/5/2020	2715 ADELINE ST, Oakland, CA 94607	005 044600102	12/31/2025	0	0	0	0	91
PLN15378-PUDF05	Under Review	9/21/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	18
PLN15378-PUDF06	Under Review	9/21/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	22
PLN15378-PUDF07	Under Review	9/22/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	35

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN15378-PUDF08	Under Review	9/22/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	23
PLN20147	Assigned	10/8/2020	322 BROADWAY, Oakland, CA 94607	001 013901200	12/31/2025	0	0	0	0	12
PLN20137	Incomplete	10/15/2020	419 4TH ST, Oakland, CA 94607	001 013901500	12/31/2025	0	0	0	0	69
PLN15378-PUDF010	Under Review	10/23/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	26
PLN15378-PUDF09	Under Review	10/23/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	31
PLN21010	Assigned	2/1/2021	616 14TH ST, Oakland, CA 94612	003 007102100	12/31/2025	5	0	0	0	0
PLN21047	Assigned	3/24/2021	4609 SHATTUCK AVE, OAKLAND, CA 94609	013 116000300	12/31/2025	0	0	0	0	14
PLN18522	Assigned	9/23/2020	4207 BROADWAY, Oakland, CA 94611	012 100201001	12/31/2026	0	6	0	0	121

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PUD06010-PUDF013	Under Review	10/20/2020	0 8th, OAKLAND, CA	018 046501600	12/31/2026	0	0	0	0	196
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN	029 125502200	12/31/2026	0	0	4	1	13
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET	012 095602500	12/31/2026	0	0	2	2	4
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK	015 136400100	12/31/2026	0	0	0	2	12
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH	032 203216600	12/31/2026	0	0	0	0	8
PLN21062	Assigned	4/5/2021	469 40TH ST, Oakland, CA 94609	012 097200100	12/31/2026	0	4	0	0	28
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH	002 005701100	12/31/2026	0	0	0	0	54
PLN21084	Assigned	5/24/2021	5616 M L KING JR WY, Oakland, CA 94609	014 121001801	12/31/2026	0	2	0	0	18
PLN19247	Under Review	5/24/2021	820 W MACARTHUR	012 095900903	12/31/2026	0	0	0	0	21

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
			BLVD, Oakland, CA 94608							
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE, Oakland, CA 94606	022 030800200	12/31/2026	0	2	2	0	16
ZP210045	Pre-Application (Under Review)	7/13/2021	0 PARK	024 055300402	12/31/2026	0	0	0	0	9
PLN16053	Assigned	7/19/2021	41 TUNNEL RD, Oakland, CA 94705	048H766303500	12/31/2026	0	0	0	0	44
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH	012 096700501	12/31/2026	0	0	20	20	40
ZP210043	Pre-Application (Under Review)	7/22/2021	0 KELLER	037A315201500	12/31/2026	0	0	0	0	26
PLN21140	Assigned	7/26/2021	2211 WEST ST, Oakland, CA 94612	003 002701100	12/31/2026	0	0	0	0	8
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE, Oakland, CA 94605	038 317503300	12/31/2026	0	3	0	0	25

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD, Oakland, CA 94602	028 093900802	12/31/2026	0	0	0	0	15
PLN21053	Incomplete	8/9/2021	1031 62ND ST, Oakland, CA 94608	016 144205000	12/31/2026	0	1	0	0	8
PLN21153	Assigned	8/10/2021	856 34TH AVE, Oakland, CA 94601	033 220001400	12/31/2026	0	0	0	0	6
ZP210056	Pre-Application (Under Review)	8/16/2021	0 CARROLL	022 030501600	12/31/2026	0	0	0	0	9
PLN21158	Assigned	8/23/2021	7521 MACARTHUR BLVD, Oakland, CA 94605	040 339600400	12/31/2026	0	1	0	0	10
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE, Oakland, CA 94611	010 079202000	12/31/2026	0	0	0	0	5
CMDV13321-R01-R01	Accepted	9/28/2021	2805 PARK BLVD, Oakland, CA	023 040403100	12/31/2026	0	0	0	4	16
PLN21042	Incomplete	10/5/2021	3403 PIEDMONT AVE, Oakland, CA 94611	009 073200502	12/31/2026	0	0	7	0	69

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL	037 254700900	12/31/2026	0	0	0	0	5
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO	005 046700201	12/31/2026	0	0	58	15	0
PLN21209	Assigned	11/15/2021	5527 VICENTE WY, Oakland, CA 94609	014 122401305	12/31/2026	0	0	0	0	6
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR	029A130205100	12/31/2026	0	0	9	1	29
PLN21214	Assigned	12/3/2021	5976 TELEGRAPH AVE, Oakland, CA 94609	016 138700100	12/31/2026	0	0	0	3	20
PLN21238	Accepted	12/7/2021	608 21ST ST, Oakland, CA 94606	008 064701500	12/31/2026	0	0	0	0	5
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD, Oakland, CA 94619	037A314908002	12/31/2026	0	0	0	2	18
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE, Oakland, CA 94612	003 002101000	12/31/2026	0	5	0	0	39

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST, Oakland, CA 94607	005 043701100	12/31/2026	0	2	0	0	16
ZP200040	Pre-Application (Complete)	7/8/2020	1357 5TH	018 039001007	12/31/2027	0	0	0	0	600
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST, Oakland, CA 94612	008 062100807	12/31/2027	0	26	0	0	289
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON	002 007900500	12/31/2027	0	0	0	0	253
ZP200075	Pre-Application (Complete)	10/29/2020	200 Victory	018 044000903	12/31/2027	0	0	0	0	276
PLN20141	Incomplete	11/5/2020	5200 BROADWAY, Oakland, CA 94618	014 124300101	12/31/2027	0	0	0	57	510
PLN22082	Assigned	4/26/2022	1003 E 15TH	020 013901702	12/31/2027	0	0	67	0	1
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL	025 072000702	12/31/2027	0	0	106	0	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
PLN20101	Appealed	3/12/2021	1396 5TH ST, Oakland, CA 94607	004 006900400	12/31/2027	0	16	0	0	206
ZP210022	Pre-Application (Complete)	6/14/2021	2305 WEBSTER	008 066700503	12/31/2027	0	0	26	0	150
PLN21041	Under Review	9/16/2021	2901 BROADWAY, Oakland, CA 94611	009 070100800	12/31/2027	0	23	0	0	197
PLN21216	Assigned	11/2/2021	10550 INTERNATIONAL BLVD, Oakland, CA 94603	047 550904400	12/31/2027	0	0	164	41	2
PLN21194	Under Review	12/10/2021	233 BROADWAY, Oakland, CA 94607	001 013500100	12/31/2027	0	0	0	13	117
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH	009 068103801	12/31/2027	0	0	3	0	12
ZP210100	Pre-Application (Accepted)	12/21/2021	707 WASHINGTON	001 020302000	12/31/2027	0	0	0	0	50
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH	020 014000500	12/31/2027	0	0	42	0	0

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH	020 012001200	12/31/2027	0	0	0	0	5
ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH	009 074002800	12/31/2027	0	0	0	0	32
ZP210092	Pre-Application (Under Review)	1/20/2022	0 MacArthur	036 250212400	12/31/2027	0	0	0	0	14
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR	047 559502206	12/31/2027	0	0	17	16	0
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL	032 208702401	12/31/2027	0	0	0	0	12
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH	004 010800700	12/31/2028	0	0	0	38	338
ZP210001	Pre-Application (Complete)	7/22/2021	0 CASTRO	001 022101402	12/31/2028	0	200	200	0	0
ZP210073	Pre-Application	10/22/2021	1261 HARRISON	002 006300200	12/31/2028	0	0	10	0	92

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
	(Under Review)									
PLN20158	Incomplete	10/28/2021	6733 FOOTHILL BLVD, Oakland, CA 94605	039 327100505, 039 327400505, 039 327401700, 039 327401900, 039 327401608	12/31/2028	0	0	538	0	1
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE	048H752400101, 048H752300500, 048H752300400, 048H752300600, 048H752300200, 048H752300300, 048H752300900	12/31/2028	0	0	32	33	133
ZP210098	Pre-Application (Accepted)	12/15/2021	220 ALICE	001 015700600	12/31/2028	0	0	0	62	143
ZP220002	Pre-Application (Under Review)	1/5/2022	533 Kirkham	004 006900201	12/31/2028	0	0	0	0	289
ZP220004	Pre-Application	1/7/2022	430 BROADWAY	001 013900100	12/31/2028	0	0	100	0	172

						Unit Count				
Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Expected Completion Date*	*Extremely-Low-Income*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
	(Under Review)									
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL	033 215800501	12/31/2028	0	90	90	3	0
					Total	**5**	**381**	**1,519**	**318**	**5,619**
					Percent of RHNA	**0.2%**	**11.7%**	**40.5%**	**7.1%**	**48.7%**

Source: City of Oakland, Building & Planning, March 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 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). One of these parcels (APN 012 098602501) is part of a pipeline project and may be carried forward. Of the remaining five parcels, two 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. An additional parcel (APN 032 208405100) is part of a different City-owned surplus site currently subject to a Homekey proposal at City Council direction for 124-unit affordable 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.

There are 27 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 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) and an additional four 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). 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-25.

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

	Total Residential Capacity (units)		
Planning Area	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Central East Oakland	174	755	9
Coliseum/Airport	124	0	0
Downtown	440	1,646	2,006
East Oakland Hills	4	10	0
Eastlake/Fruitvale	327	683	5
Glenview/Redwood Heights	54	0	0
North Oakland Hills	0	0	0
North Oakland/Adams Point	132	568	716
West Oakland	120	458	670
Total Units	**1,375**	**4,120**	**3,406**

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. These sites, along with the rest of the Inventory, can be found in Table C-25 at the end of this appendix.

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.[8,9] Similarly, BART-owned sites are permitted to develop at high

[8] 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

[9] 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

densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.[10] When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. 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. Other opportunity sites include those suggested by community members and members of the Oakland City Council, those likely to redevelop during the planning period, and sites owned by faith-based organizations that are likely to be developed in partnership with the Local Initiatives Support Coalition (LISC).[11] The development capacity of these new opportunity sites is summarized in Table C-16 below.

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

	Total Residential Capacity (units)[1]		
Site Type[1]	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Vacant	1,287	286	1,828
City-Owned	1,949	361	1,151
BART-Owned	839	0	0
WOSP	31	157	0
LMSAP	54	0	0
BVSP[2]	-	-	-
DOSP	768	201	420
LISC Faith-Based Projects	252	56	19
Potential Development Projects	1,565	211	4,759
Total Development Capacity (units)	**6,816**	**1,308**	**6,879**

1. Sites may be contained in multiple categories, therefore unit counts should not be summed. Does not include the capacity of 5th cycle RHNA sites or pipeline projects. Potential development projects are included in the totals.

2. Opportunity sites located in the BVSP were all included in the 5th cycle RHNA.

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

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.

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

[11] 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.

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 made 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

				Residential Capacity (units)			
Project Name	*APN*	*Address*	*Acres*	*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

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 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. All nine 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.[12] This is a surplus lands site that is part of Coliseum City 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.

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 50 percent of the lower-income RHNA capacity is met through vacant sites and other alternatives, see Table C-18.

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

Adjustment Factor	*Number of Lower-Income Units*
Pipeline Projects	2,711
ADU Capacity[1]	1,780
Adequate Sites Alternative	80
Capacity on Vacant Sites	1,236
Total Capacity[2]	**5,807**
Oakland Lower Income RHNA	**10,261**
RHNA on Non-Vacant Sites	**10,261 – 5,807 = 4,454**
Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites	**4,454/10,261 = 43.4%**

1. Affordable to lower-income households.

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

Source: Dyett & Bhatia, 2022

[12] 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.

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 Justice[13] 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 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."

[13] 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.

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 76.5 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 1,716 very-low- and low-income units, 1,281 moderate-income units, and 7,518 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]	4,571	364	9,718	14,653
RHNA 5 Sites	714	4,029	688	5,431
New Opportunity Sites	6,692	1,345	8,645	16,682
Remaining RHNA	**-1,716**	**-1,281**	**-7,518**	**-10,515**
Percent of Capacity in Moderate to Highest Resource Tracts[2]	**26.1%**	**23.3%**	**36.4%**	**31.0%**

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 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 strategies[14] for communities in historically

[14] 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.

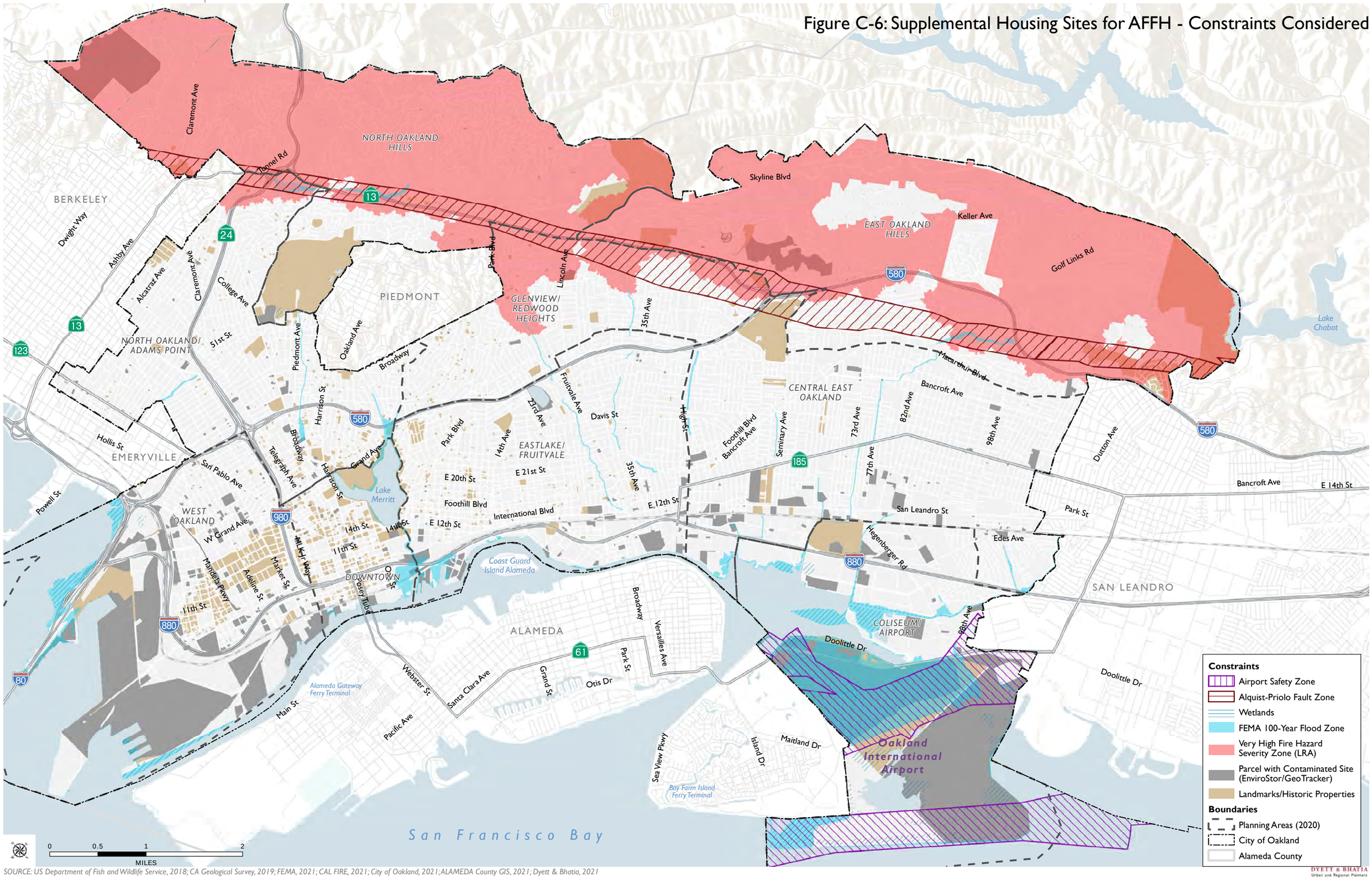
marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies 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.

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



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

DYETT & BHATIA
Urban and Regional Planners

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).[15] After completing this exercise, an additional 70 potential parcels were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 15 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. 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

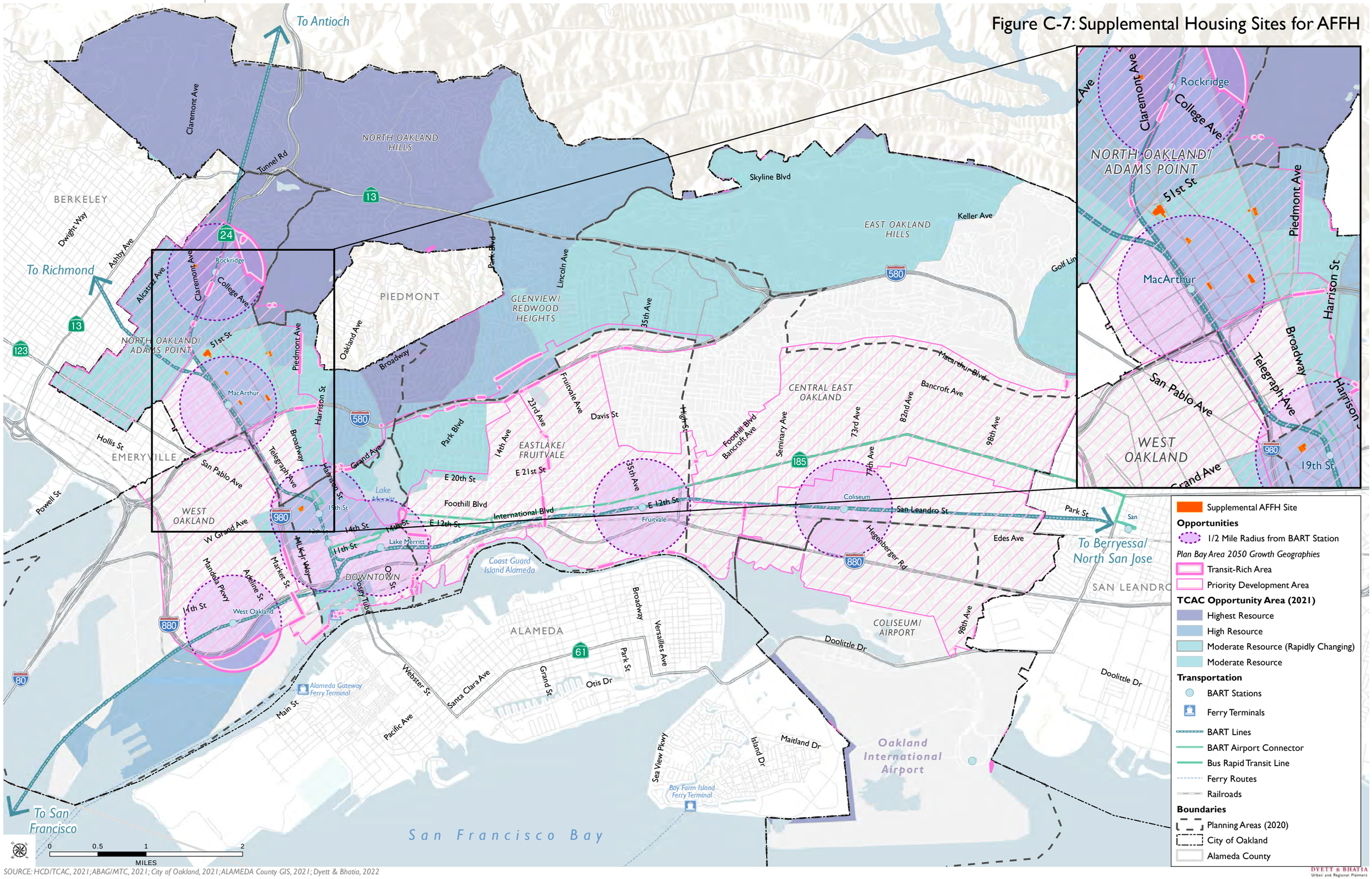
APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	182	Moderate Resource	Underutilized commercial area
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	35	Moderate Resource	Underutilized medical office surrounded by new multifamily development
014 126803501	6028 CLAREMONT AVE OAKLAND 94618	0.5	23	Highest Resource	One-story underutilized office 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.
008 064503301, 008	525 21ST ST OAKLAND 94612	1.3	137	Moderate Resource	Group of underutilized and low-density office/commercial,

[15] 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 Capacity	TCAC Opportunity Area	Justification for Inclusion
064500901, 008 064502805					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

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 in 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.

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 outline 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 difficultly 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 that neighborhood home.

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

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001400100	1,293	0	0	63	25.7%	Highest Resource	8.0%	30.1%	0.0%	Stable/Advanced Exclusive
6001400200	847	0	26	2	26.5%	Highest Resource	25.4%	19.3%	0.0%	Stable Moderate/Mixed Income
6001400300	2,441	0	0	7	32.0%	High Resource	38.9%	35.2%	0.0%	Stable Moderate/Mixed Income
6001400400	1,802	0	3	22	36.3%	High Resource	36.9%	31.7%	0.1%	Stable Moderate/Mixed Income
6001400500	1,606	0	2	16	54.6%	High Resource	50.2%	37.9%	0.9%	Advanced Gentrification
6001400600	673	0	0	1	50.7%	High Resource	51.2%	39.4%	0.0%	Advanced Gentrification
6001400700	1,951	2	0	28	61.7%	Moderate Resource	73.0%	37.8%	1.5%	Advanced Gentrification
6001400800	1,652	1	69	25	56.5%	Moderate Resource	64.0%	43.9%	1.9%	Early/Ongoing Gentrification
6001400900	1,078	0	45	0	58.4%	Moderate Resource	66.5%	56.4%	0.0%	Advanced Gentrification
6001401000	2,470	81	67	144	66.6%	Low Resource	64.6%	49.4%	7.5%	Early/Ongoing Gentrification
6001401100	2,071	27	38	101	47.6%	Moderate Resource	67.3%	41.6%	0.3%	Advanced Gentrification
6001401200	1,230	6	75	146	39.0%	Moderate Resource (Rapidly Changing)	46.4%	39.3%	1.0%	Advanced Gentrification
6001401300	1,827	48	220	718	61.6%	Low Resource	81.7%	47.7%	9.6%	At Risk of Gentrification
6001401400	1,598	3	72	50	74.3%	Low Resource	70.3%	53.9%	5.6%	Early/Ongoing Gentrification
6001401500	1,142	190	28	3	63.1%	Low Resource	73.3%	51.0%	3.5%	Early/Ongoing Gentrification
6001401600	896	20	65	428	71.3%	Low Resource	73.4%	51.5%	4.3%	Early/Ongoing Gentrification
6001401700	1,295	101	103	523	61.1%	Low Resource	63.2%	29.4%	7.0%	Advanced Gentrification
6001401800	677	78	46	26	66.5%	Low Resource	85.9%	31.0%	11.2%	Early/Ongoing Gentrification
6001402200	871	339	240	2,585	70.1%	Low Resource	75.4%	55.4%	10.3%	Early/Ongoing Gentrification

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001402400	1,221	49	79	7	75.9%	Low Resource	84.4%	56.7%	1.8%	At Risk of Gentrification
6001402500	734	0	0	1	89.1%	High Segregation & Poverty	69.7%	48.3%	4.8%	At Risk of Gentrification
6001402600	631	400	35	82	85.6%	High Segregation & Poverty	82.0%	49.6%	4.0%	At Risk of Gentrification
6001402700	693	163	12	399	76.8%	Moderate Resource	60.2%	37.9%	4.9%	Advanced Gentrification
6001402800	2,389	102	91	827	71.8%	Moderate Resource	81.8%	42.0%	2.7%	At Risk of Gentrification
6001402900	949	493	559	1,539	78.4%	Moderate Resource	78.7%	44.7%	0.0%	At Risk of Gentrification
6001403000	1,469	40	255	975	93.5%	High Segregation & Poverty	79.9%	54.3%	6.5%	At Risk of Gentrification
6001403100	898	0	412	817	72.2%	High Segregation & Poverty	60.9%	50.5%	9.8%	Early/Ongoing Gentrification
6001403300	2,143	197	702	1,330	73.8%	Low Resource	53.9%	49.7%	8.1%	Low-Income/Susceptible to Displacement
6001403400	2,838	0	68	253	60.5%	Moderate Resource (Rapidly Changing)	59.8%	42.1%	3.1%	Early/Ongoing Gentrification
6001403501	2,655	146	57	2,037	62.5%	Moderate Resource	77.1%	52.4%	5.5%	Early/Ongoing Gentrification
6001403502	1,158	0	0	10	58.0%	Moderate Resource	35.0%	40.6%	5.6%	Early/Ongoing Gentrification
6001403600	2,643	1	0	13	70.7%	High Resource	39.0%	41.9%	1.9%	At Risk of Becoming Exclusive
6001403701	1,738	0	0	0	57.0%	High Resource	46.6%	37.8%	1.8%	Advanced Gentrification
6001403702	1,102	4	14	36	48.1%	Moderate Resource	56.1%	26.7%	0.0%	Advanced Gentrification
6001403800	1,814	0	0	0	32.3%	Highest Resource	32.6%	33.2%	4.3%	Becoming Exclusive
6001403900	2,059	0	0	1	42.7%	High Resource	29.4%	38.0%	0.9%	Advanced Gentrification

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001404000	1,638	6	21	54	44.8%	Moderate Resource	40.6%	41.4%	1.7%	Stable Moderate/Mixed Income
6001404101	1,660	0	0	0	37.8%	High Resource	30.5%	35.4%	0.0%	Becoming Exclusive
6001404102	1,657	100	0	0	33.5%	Moderate Resource	54.0%	41.8%	0.8%	Stable Moderate/Mixed Income
6001404200	1,286	0	45	405	38.3%	Highest Resource	13.3%	25.0%	0.0%	Stable/Advanced Exclusive
6001404300	1,284	0	0	5	34.7%	Highest Resource	11.6%	49.0%	0.0%	Stable/Advanced Exclusive
6001404400	2,315	31	3	186	33.0%	Highest Resource	14.3%	27.1%	0.0%	Stable/Advanced Exclusive
6001404501	659	0	0	2	33.6%	Highest Resource	6.2%	0.0%	0.0%	Stable/Advanced Exclusive
6001404502	2,483	0	2	26	24.5%	Highest Resource	12.1%	41.5%	0.0%	Stable/Advanced Exclusive
6001404600	1,783	4	0	36	30.3%	High Resource	6.0%	19.7%	0.6%	Stable/Advanced Exclusive
6001404700	805	0	0	2	30.4%	High Resource	10.1%	35.8%	0.0%	Stable/Advanced Exclusive
6001404800	1,159	9	1	30	50.6%	Moderate Resource	27.8%	58.2%	3.2%	Becoming Exclusive
6001404900	1,860	0	0	13	43.9%	High Resource	44.6%	28.5%	0.7%	Becoming Exclusive
6001405000	1,446	0	0	6	38.4%	High Resource	19.1%	42.9%	0.0%	Stable/Advanced Exclusive
6001405100	1,608	0	0	1	35.0%	Highest Resource	11.6%	19.4%	0.0%	Stable/Advanced Exclusive
6001405200	2,414	1	61	52	61.7%	Moderate Resource	47.9%	41.5%	0.0%	Advanced Gentrification
6001405301	1,572	4	0	17	47.4%	Moderate Resource	53.4%	40.3%	2.0%	Early/Ongoing Gentrification
6001405302	1,377	3	0	24	69.2%	Low Resource	80.4%	42.2%	7.2%	At Risk of Gentrification
6001405401	1,657	0	0	11	79.5%	Low Resource	77.7%	51.3%	14.1%	At Risk of Gentrification
6001405402	1,180	109	0	1	82.8%	Low Resource	57.4%	44.7%	7.2%	At Risk of Gentrification
6001405500	1,572	0	0	14	78.6%	Moderate Resource	63.7%	43.9%	10.8%	At Risk of Gentrification
6001405600	1,386	0	0	2	73.5%	Moderate Resource	59.5%	49.6%	5.8%	Early/Ongoing Gentrification

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001405700	1,368	0	0	0	85.6%	Low Resource	47.1%	46.3%	8.0%	At Risk of Gentrification
6001405800	1,338	0	0	6	85.0%	Low Resource	75.8%	59.7%	11.5%	At Risk of Gentrification
6001405901	1,100	0	2	1	96.3%	High Segregation & Poverty	85.3%	56.7%	18.6%	At Risk of Gentrification
6001405902	925	1	0	1	91.2%	Low Resource	62.4%	66.8%	15.6%	At Risk of Gentrification
6001406000	1,551	471	238	1,813	81.5%	High Segregation & Poverty	74.3%	42.7%	9.7%	At Risk of Gentrification
6001406100	1,475	359	186	73	85.1%	Low Resource	59.0%	63.1%	3.9%	Low-Income/Susceptible to Displacement
6001406201	1,485	61	18	12	94.7%	Low Resource	76.1%	58.5%	31.3%	At Risk of Gentrification
6001406202	1,337	255	14	1	90.5%	High Segregation & Poverty	80.5%	46.2%	29.5%	At Risk of Gentrification
6001406300	1,255	2	0	7	87.4%	Low Resource	78.6%	41.7%	11.1%	At Risk of Gentrification
6001406400	748	0	0	1	68.5%	Low Resource	58.6%	62.8%	7.9%	Low-Income/Susceptible to Displacement
6001406500	1,948	0	0	3	88.3%	Low Resource	71.3%	65.3%	11.5%	At Risk of Gentrification
6001406601	1,746	0	0	0	85.1%	Low Resource	63.3%	60.5%	3.6%	Low-Income/Susceptible to Displacement
6001406602	941	0	32	3	87.4%	Low Resource	66.7%	62.5%	0.3%	Low-Income/Susceptible to Displacement
6001406700	2,178	0	0	31	54.9%	Moderate Resource	29.0%	51.9%	1.2%	Stable Moderate/Mixed Income
6001406800	1,360	0	0	1	66.9%	Moderate Resource (Rapidly Changing)	44.9%	45.3%	2.5%	Becoming Exclusive

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001406900	1,551	0	0	8	53.0%	Moderate Resource	43.2%	42.7%	4.6%	Stable Moderate/Mixed Income
6001407000	1,991	0	2	0	86.9%	Low Resource	69.0%	60.7%	11.1%	Low-Income/Susceptible to Displacement
6001407101	1,056	233	0	5	95.1%	High Segregation & Poverty	62.6%	47.9%	21.4%	At Risk of Gentrification
6001407102	1,355	0	39	12	90.1%	Low Resource	72.4%	49.0%	12.8%	At Risk of Gentrification
6001407200	1,927	0	117	6	90.5%	High Segregation & Poverty	78.7%	58.7%	24.7%	At Risk of Gentrification
6001407300	730	36	0	5	88.2%	Low Resource	69.2%	54.3%	16.5%	Low-Income/Susceptible to Displacement
6001407400	1,127	0	127	10	98.2%	Low Resource	80.7%	43.9%	18.8%	At Risk of Gentrification
6001407500	1,358	0	34	3	95.8%	High Segregation & Poverty	80.8%	54.4%	6.8%	At Risk of Gentrification
6001407600	2,123	0	9	8	83.2%	Low Resource	69.3%	68.4%	6.6%	Ongoing Displacement
6001407700	1,651	103	0	28	70.0%	Low Resource	38.3%	52.9%	2.6%	Stable Moderate/Mixed Income
6001407800	748	0	0	24	68.8%	Low Resource	46.0%	57.5%	1.3%	High Student Population
6001407900	1,126	174	39	6	50.3%	Moderate Resource (Rapidly Changing)	30.1%	62.9%	3.2%	Becoming Exclusive
6001408000	1,037	0	2	19	45.3%	Moderate Resource	7.3%	23.7%	2.0%	Stable/Advanced Exclusive
6001408100	2,717	0	0	62	60.0%	Moderate Resource	17.4%	55.8%	1.1%	At Risk of Becoming Exclusive
6001408200	1,961	0	0	4	81.8%	Low Resource	47.1%	62.4%	2.6%	Low-Income/Susceptible to Displacement
6001408300	1,828	0	13	10	77.5%	Low Resource	61.0%	53.0%	3.4%	Becoming Exclusive

		Inventory Capacity			AFFH Indicators					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001408400	1,157	1	12	10	92.6%	Low Resource	71.2%	64.7%	7.4%	Low-Income/Susceptible to Displacement
6001408500	1,611	0	37	0	97.6%	Low Resource	75.9%	62.1%	21.3%	Low-Income/Susceptible to Displacement
6001408600	1,811	607	156	507	96.7%	Low Resource	73.1%	75.9%	15.7%	Low-Income/Susceptible to Displacement
6001408700	2,455	0	7	4	91.6%	Low Resource	78.6%	58.3%	13.3%	Low-Income/Susceptible to Displacement
6001408800	2,225	59	291	5	94.6%	High Segregation & Poverty	87.4%	59.8%	11.7%	Low-Income/Susceptible to Displacement
6001408900	1,016	0	48	1	95.1%	High Segregation & Poverty	85.2%	51.4%	12.6%	Low-Income/Susceptible to Displacement
6001409000	1,135	124	273	683	98.0%	Low Resource	83.5%	59.5%	19.8%	Low-Income/Susceptible to Displacement
6001409100	675	0	0	2	98.0%	Low Resource	64.6%	54.8%	10.3%	At Risk of Gentrification
6001409200	982	0	0	0	97.5%	Low Resource	87.8%	72.9%	11.3%	Low-Income/Susceptible to Displacement
6001409300	1,627	0	21	1	95.2%	Low Resource	66.0%	63.5%	17.9%	Low-Income/Susceptible to Displacement
6001409400	1,268	54	32	402	95.5%	Low Resource	67.9%	61.9%	33.9%	Low-Income/Susceptible to Displacement
6001409500	1,131	0	0	0	95.8%	High Segregation & Poverty	77.8%	65.6%	19.4%	Low-Income/Susceptible to Displacement
6001409600	1,484	0	28	0	96.8%	Low Resource	76.0%	52.0%	20.0%	At Risk of Gentrification
6001409700	1,577	5	6	36	96.5%	Low Resource	74.5%	66.4%	12.7%	Low-Income/Susceptible to Displacement

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001409800	1,294	50	4	6	79.6%	Low Resource	47.7%	58.6%	6.8%	Stable Moderate/Mixed Income
6001409900	1,423	0	19	318	71.3%	Low Resource	17.8%	32.5%	0.0%	Stable Moderate/Mixed Income
6001410000	1,227	0	0	4	71.2%	Moderate Resource	41.7%	37.8%	3.7%	Stable Moderate/Mixed Income
6001410100	1,100	17	18	6	87.6%	Low Resource	56.6%	52.2%	3.7%	Low-Income/Susceptible to Displacement
6001410200	1,127	0	10	37	98.5%	Low Resource	69.0%	61.8%	9.7%	At Risk of Gentrification
6001410300	1,023	0	0	0	97.8%	Low Resource	89.3%	66.8%	27.1%	Low-Income/Susceptible to Displacement
6001410400	1,351	138	18	1	93.6%	Low Resource	54.2%	48.8%	14.6%	Low-Income/Susceptible to Displacement
6001410500	925	0	48	345	85.1%	High Segregation & Poverty	86.6%	52.1%	2.8%	At Risk of Gentrification
6001421600	1,537	0	0	0	26.5%	High Resource	29.2%	32.8%	0.8%	Stable Moderate/Mixed Income
6001422000	928	0	0	0	35.7%	Moderate Resource	49.0%	41.5%	0.4%	Stable Moderate/Mixed Income
6001422600	26	0	0	0	61.4%	Highest Resource	46.1%	NA	0.0%	High Student Population
6001422700	1,053	0	0	0	54.6%	Moderate Resource	78.9%	69.9%	7.9%	High Student Population
6001423700	1,305	0	0	0	38.6%	Moderate Resource	41.8%	48.4%	0.0%	High Student Population
6001423800	1,306	0	0	0	20.6%	Highest Resource	14.6%	36.1%	1.0%	Stable Moderate/Mixed Income
6001423901	818	0	0	0	37.2%	High Resource	44.2%	51.2%	0.0%	Advanced Gentrification

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001423902	712	0	0	0	29.3%	Highest Resource	30.6%	36.4%	2.6%	Advanced Gentrification
6001424001	1,426	0	0	0	53.2%	High Resource	62.4%	58.4%	5.6%	Advanced Gentrification
6001424002	934	0	0	0	72.6%	Moderate Resource (Rapidly Changing)	64.4%	46.5%	3.3%	Advanced Gentrification
6001425101	1,159	0	0	0	41.6%	Moderate Resource	41.0%	35.6%	4.3%	Advanced Gentrification
6001425102	2,022	0	0	0	66.0%	Moderate Resource	36.8%	44.1%	1.1%	Advanced Gentrification
6001425103	1,429	0	0	0	56.4%	Moderate Resource	41.6%	42.3%	0.0%	Advanced Gentrification
6001425104	1,958	0	0	0	63.9%	Low Resource	61.5%	51.2%	1.9%	Low-Income/Susceptible to Displacement
6001426100	2,178	0	0	0	26.7%	Highest Resource	8.7%	16.4%	0.8%	Stable/Advanced Exclusive
6001426200	1,660	0	0	0	32.4%	Highest Resource	10.6%	25.4%	0.3%	Stable/Advanced Exclusive
6001427100	1,420	0	0	0	35.8%	Moderate Resource	18.4%	18.6%	1.2%	Stable Moderate/Mixed Income
6001427200	1,597	254	0	0	60.0%	Moderate Resource	52.2%	44.2%	4.8%	Becoming Exclusive
6001427300	2,058	254	0	0	62.7%	Moderate Resource (Rapidly Changing)	43.8%	55.3%	5.2%	Advanced Gentrification
6001428301	2,492	0	0	0	68.3%	Highest Resource	22.1%	31.9%	0.6%	Becoming Exclusive
6001428700	1,380	0	0	0	72.6%	Low Resource	46.4%	30.6%	7.9%	Advanced Gentrification
6001430102	900	0	0	0	42.2%	Highest Resource	26.7%	23.3%	0.0%	Stable Moderate/Mixed Income
6001430400	716	0	0	0	41.0%	High Resource	16.8%	0.0%	0.0%	Stable Moderate/Mixed Income
6001432100	1,458	0	0	0	54.9%	Moderate Resource	21.4%	44.9%	0.1%	Stable Moderate/Mixed Income

		Inventory Capacity			*AFFH Indicators*					
Census Tract	*Number of Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
6001432200	1,680	0	0	0	65.4%	Moderate Resource	45.7%	55.0%	2.6%	Low-Income/Susceptible to Displacement
6001432300	1,655	0	0	0	80.9%	Low Resource	35.0%	40.4%	5.0%	Stable Moderate/Mixed Income
6001432400	1,832	0	0	0	83.0%	Low Resource	55.1%	52.7%	8.5%	Low-Income/Susceptible to Displacement
6001432502	1,536	0	0	0	86.2%	Low Resource	53.1%	56.7%	12.8%	Stable Moderate/Mixed Income
6001432700	1,035	0	0	0	56.0%	Moderate Resource	21.3%	71.6%	0.1%	At Risk of Becoming Exclusive
6001432800	1,442	0	0	0	70.6%	Moderate Resource	30.9%	48.3%	0.4%	Stable Moderate/Mixed Income
6001981900	27	0	0	0	13.8%	High Resource	50.0%	25.9%	0.0%	Unavailable or Unreliable Data
6001982000	32	0	20	0	84.1%	Low Resource	63.6%	NA	0.0%	Unavailable or Unreliable Data
6001983200	340	706	104	415	47.2%	Moderate Resource	25.9%	33.3%	4.4%	Unavailable or Unreliable Data

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

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 not suitable for higher-density residential development. For instance, Table C-22 shows that 70.1 percent of the 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

		Percent of Land Constrained		
Opportunity Area	*Percent of Citywide Area*[1]	*100-Year Flood Zone*	*Alquist Priolo Zone*	*VHFHSZ*
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 area 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

Site & Service Amenities	*Points*	*Criteria*
Transit	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.
	4	The site is within 0.33 miles of the above.
	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.
	6	The site is within 0.33 miles of the above.
	7	The site is within 0.33 miles of the above and the project's density exceeds 25 du/ac.
Public Park	2	The site is within 0.75 miles of a public park or a community center accessible to the general public.[1]
	3	The site is within 0.5 miles of the above.[1]
Book-Lending Public Library	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.
	3	The site is within 0.5 miles of the above.
Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market	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.
	2	The site is within 0.5 miles of the above.
	3	• 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.
	4	• 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.
	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.
Public Elementary Middle, or High School	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.
	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.

Site & Service Amenities	*Points*	*Criteria*
Medical Clinic or Hospital	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).
	3	The site is within 0.5 miles of the above.
Highest or High Resources Area	8	The site is located in a census tract designated on the TCAC/State HCD Opportunity Area Map as Highest or High Resource.

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

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]***
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

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]***
013 109902501	KKK	0	7	3	3	3	4	3	23
013 109902600	KKK	0	7	3	3	3	4	3	23
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

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]**
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
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

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]***
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
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.

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]**

- 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.

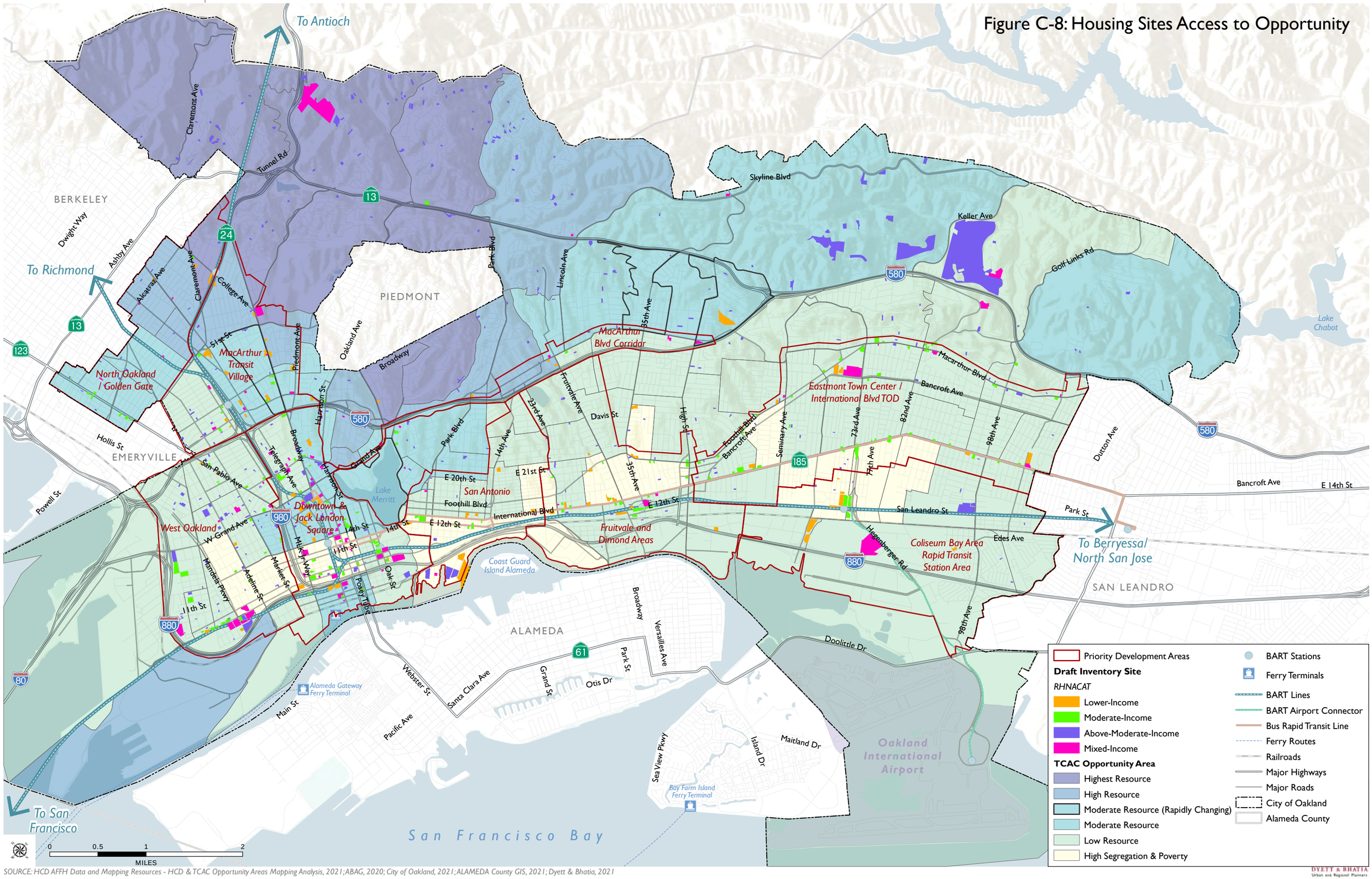
3. There are a total of 32 points available.

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.

Figure C-8: Housing Sites Access to Opportunity



Priority Development Areas

Draft Inventory Site

RHNACAT

- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

TCAC Opportunity Area

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- 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

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

DYETT & BHATIA
Urban and Regional Planners

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	AV Ratio; FAR	Year Built	AFFH Site	Site Comments
OAKLAND	760 22ND ST OAKLAND 94612	94612	003 002501000	A	Community Commercial	CC-2		158.40	0.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2201 BRUSH ST OAKLAND 94612	94612	003 002501100	A	Community Commercial	CC-2		116.16	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	1	59	0, 0			
OAKLAND	2321 SAN PABLO AVE OAKLAND 94612	94612	003 002100800	AA	Urban Residential	RU-5		96.80	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1895		
OAKLAND	2323 SAN PABLO AVE OAKLAND 94612	94612	003 002100700	AA	Urban Residential	RU-5		96.80	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	15	16	0, 0	1895		
OAKLAND	606 CLARA ST OAKLAND 94603	94603	044 501400603	AAA	Mixed Housing Type Residential	RM-4		2 per lot	0.21	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	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.
OAKLAND	9418 EDES AVE OAKLAND 94603	94603	044 501400500	AAA	Mixed Housing Type Residential	RM-4		2 per lot	0.40	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	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 development.
OAKLAND	10550 INTERNATIONAL BLVD OAKLAND 94603	94603	047 550904200	B	Community Commercial	CC-2		116.16	1.65	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	69	0	0	69	0, 0			
OAKLAND	10530 INTERNATIONAL BLVD OAKLAND 94603	94603	047 550904300	B	Community Commercial	CC-2		116.16	1.19	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 062400400	BB	Central Business District	CBD-C		484.00	0.11	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	11	97	108	0, 0			
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 062400500	BB	Central Business District	CBD-C		484.00	0.11	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2656 98TH AVE OAKLAND 94605	94605	048 561700901	BBB	Detached Unit Residential	RD-1		1 per lot	0.13	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0, 0	1949		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.
OAKLAND	2660 98TH AVE OAKLAND 94605	94605	048 561701004	BBB	Detached Unit Residential	RD-1		1 per lot	0.34	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0, 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.
OAKLAND	359 15TH ST OAKLAND 94612	94612	008 062403500	C	Central Business District	CBD-P		217.80	0.14	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	161	168	0, 1	1938		
OAKLAND	1433 WEBSTER ST OAKLAND 94612	94612	008 062403600	C	Central Business District	CBD-C		484.00	0.22	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 1.97	1920		
OAKLAND	3807 M L KING JR WAY OAKLAND 94609	94609	012 096400700	CC	Neighborhood Center Mixed Use	CN-3		116.16	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	38	1	0	77	0, 0	1930		2 Maintonnaire site selections.
OAKLAND	3829 M L KING JR WAY OAKLAND 94609	94609	012 096400400	CC	Neighborhood Center Mixed Use	CN-3		116.16	0.07	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	M L KING JR WAY OAKLAND 94609	94609	012 096400600	CC	Neighborhood Center Mixed Use	CN-3		116.16	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			1 Maotionnaire site selection.
OAKLAND	3823 M L KING JR WAY OAKLAND 94609	94609	012 096400500	CC	Neighborhood Center Mixed Use	CN-3		116.16	0.14	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2044 BROADWAY OAKLAND 94612	94612	008 065002300	CCC	Central Business District	CBD-C		484.00	0.69	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	268	0	0	268	0, 0			DOSP site; 2 Maptionnaire site selections.
OAKLAND	2001 FRANKLIN ST OAKLAND 94612	94612	008 065001604	CCC	Central Business District	CBD-C		484.00	0.67	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	130	0	0	130	0.79; 0.7	1966		DOSP site
OAKLAND	3419 SAN PABLO AVE OAKLAND 94608	94608	005 047900500	D	Urban Residential	RU-5		158.40	0.09	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.1			
OAKLAND	3431 SAN PABLO AVE OAKLAND 94608	94608	005 047900302	D	Urban Residential	RU-5		158.40	0.04	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.1	1918		
OAKLAND	3427 SAN PABLO AVE OAKLAND 94608	94608	005 047900301	D	Urban Residential	RU-5		158.40	0.16	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	44	1	0	60	0, 0.1			
OAKLAND	3423 SAN PABLO AVE OAKLAND 94608	94608	005 047900400	D	Urban Residential	RU-5		158.40	0.06	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.1			
OAKLAND	9811 MACARTHUR BLVD OAKLAND 94605	94605	046 549000400	DD	Neighborhood Center Mixed Use	CN-3		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	9809 MACARTHUR BLVD OAKLAND 94605	94605	046 549000300	DD	Neighborhood Center Mixed Use	CN-3		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8	0, 0			
OAKLAND	688TH AV OAKLAND 94608	94608	039 327203600	DDD	Community Commercial	CC-2		96.80	0.27	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units" Provided at rents affordable to LI household ($3,000).
OAKLAND	CHURCH ST OAKLAND 94605	94605	039 327302103	DDD	Community Commercial	CC-2		96.80	0.76	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	68	0	0	68	0, 0			Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units" Provided at rents affordable to LI household ($3,000).
OAKLAND	2511 CHURCH ST OAKLAND 94605	94605	039 327301400	DDD	Community Commercial	CC-2		96.80	0.09	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units" Provided at rents affordable to LI household ($3,000).
OAKLAND	1361 95TH AVE OAKLAND 94603	94603	044 496700402	E	Mixed Housing Type Residential	CN-3		116.16	0.07	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	95TH AV OAKLAND 94621	94621	044 496700900	E	Mixed Housing Type Residential	CN-3		116.16	0.04	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	9431 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700500	E	Neighborhood Center Mixed Use	CN-3		116.16	0.06	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	9409 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700200	E	Neighborhood Center Mixed Use	CN-3		116.16	0.15	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0	1933		
OAKLAND	9437 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700701	E	Neighborhood Center Mixed Use	CN-3		116.16	0.12	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	9401 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700100	E	Neighborhood Center Mixed Use	CN-3		116.16	0.08	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	55	1.86; 1.14			
OAKLAND	9415 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700300	E	Neighborhood Center Mixed Use	CN-3		116.16	0.12	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	9423 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496700403	E	Neighborhood Center Mixed Use	CN-3		116.16	0.12	Vacant - Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	2400 FILBERT ST OAKLAND 94607	94607	005 043301805	EE	Mixed Housing Type Residential	RM-4		2 per lot	1.19	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	12	0	75	87	0, 0	1969		
OAKLAND	MYRTLE ST OAKLAND 94607	94607	005 043301806	EE	Mixed Housing Type Residential	RM-4		2 per lot	0.23	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900300	EEE	Community Commercial	CC-1		116.16	0.41	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32	0	0	32	0, 0.24	1989		Eastmont Mall, parking lots along Bancroft w/ potential for revitalization. (APNs 039 329102000, 039 329102300, 039 329102200, 039 329102100, 039 329900102, 039 329900202, 039 329900300).
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900202	EEE	Community Commercial	CC-1		116.16	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28	0	0	28	0, 0			Eastmont Mall, parking lots along Bancroft w/ potential for revitalization. (APNs 039 329102000, 039 329102300, 039 329102200, 039 329102100, 039 329900102, 039 329900202, 039 329900300).
OAKLAND	7200 BANCROFT AVE OAKLAND 94605	94605	039 329102200	EEE	Community Commercial	CC-1		116.16	4.16	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	5	180	243	0, 0.63	1973		Eastmont Mall, parking lots along Bancroft w/ potential for revitalization. (APNs 039 329102000, 039 329102300, 039 329102200, 039 329102100, 039 329900102, 039 329900202, 039 329900300).
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900102	EEE	Community Commercial	CC-1		116.16	5.67	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	106	9	326	441	0, 0.04	2005		Eastmont Mall, parking lots along Bancroft w/ potential for revitalization. (APNs 039 329102000, 039 329102300, 039 329102200, 039 329102100, 039 329900102, 039 329900202, 039 329900300).
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031000310	F	Urban Residential	D-WS-B		131.20	0.23	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			WOSP site. See B2104948.
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031000308	F	Urban Residential	D-WS-B		131.20	0.47	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	235	235	0, 0			WOSP site. See B2104948.
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031000311	F	Urban Residential	D-WS-B		131.20	0.42	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			WOSP site. See B2104948.
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031000309	F	Urban Residential	D-WS-B		131.20	1.45	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			WOSP site. See B2104948.
OAKLAND	921 98TH AVE OAKLAND 94603	94603	044 508018000	FF	Housing and Business Mix	HBX-1		43.56	8.94	Public	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	399	399	0, 0			
OAKLAND	999 98TH AVE OAKLAND 94603	94603	044 508017900	FF	Housing and Business Mix	HBX-1		43.56	0.73	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	7TH ST OAKLAND 94607	94607	001 023400300	FFF	Central Business District	D-LM-2		396.00	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	10	0	10	0, 0			LMSAP site (APNs 001 023400400, 001 0234005; 001 0234003).
OAKLAND	629 FRANKLIN ST OAKLAND 94607	94607	001 023400400	FFF	Central Business District	D-LM-2		396.00	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32	0	32	0, 0			LMSAP site (APNs 001 023400400; 001 0234005; 001 0234003).
OAKLAND	FRANKLIN ST OAKLAND 94607	94607	001 023400500	FFF	Central Business District	D-LM-4		396.00	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	62	0	62	0, 0			LMSAP site (APNs 001 023400400; 001 0234005; 001 0234003).
OAKLAND	500 GRAND AVE OAKLAND 94610	94610	010 078001508	G	Neighborhood Center Mixed Use	CN-2		96.80	0.27	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			4 Maotionnaire site selections.
OAKLAND	403 BLINK ST OAKLAND 94610	94610	010 078001507	G	Neighborhood Center Mixed Use	CN-2		96.80	0.06	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	36	40	0, 0.01	1949		
OAKLAND	7TH ST OAKLAND 94607	94607	004 007100300	GG	Community Commercial	S-15W		193.60	2.75	Utilities	YES - Current	YES - Other Publicly-Owned	Pending Project	Not Used in Prior Housing Element	148	2	522	762	0, 0			BART site. 1 Maotionnaire site selection.
OAKLAND	7TH ST OAKLAND 94607	94607	004 007700300	GG	Community Commercial	S-15W		116.16	2.27	Utilities	YES - Current	YES - Other Publicly-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			BART site.
OAKLAND	499 5TH ST OAKLAND 94607	94607	001 013700102	GGG	EPP Retail Dining Entertainment 2	C-45		145.20	0.80	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Anticipated application from Alameda County (APNs 001 013700101; 001 013700102). Related California and EBALDC partnering to develop 600+ affordable units.
OAKLAND	401 BROADWAY OAKLAND 94607	94607	001 013700101	GGG	EPP Retail Dining Entertainment 2	C-45		145.20	0.58	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	600	0	0	600	0, 0			Anticipated application from Alameda County (APNs 001 013700101; 001 013700102). Related California and EBALDC partnerine to develop 600+ affordable units.
OAKLAND	1549 32ND ST OAKLAND 94608	94608	007 058900100	H	Housing and Business Mix	HBX-2		46.84	0.48	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	47	47	0, 0			See B1505209.
OAKLAND	2868 HANNAH ST OAKLAND 94608	94608	007 058902400	H	Housing and Business Mix	HBX-2		46.84	0.31	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	60 GRAND AVE OAKLAND 94612	94612	008 065600400	HH	Central Business District	D-BV-2		229.26	0.21	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2250 BROADWAY OAKLAND 94612	94612	008 065600100	HH	Central Business District	D-BV-2		229.26	0.30	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	263	275	0, 3.57			
OAKLAND	3925 MACARTHUR BLVD OAKLAND 94619	94619	030 198105901	HHH	Neighborhood Center Mixed Use	CN-2		79.20	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	0	0	7	0, 15; 0			Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001).
OAKLAND	3912 REDDING ST OAKLAND 94619	94619	030 198109001	HHH	Mixed Housing Type Residential	RM-3		2 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	0, 0			Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001).
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105800	HHH	Mixed Housing Type Residential	CN-2		79.20	0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	0	0	5	0, 19; 0			Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001).
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105902	HHH	Neighborhood Center Mixed Use	CN-2		79.20	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	0	0	7	0, 13; 0			Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001). 1 Maptionnaire site selection.
OAKLAND	1676 7TH ST OAKLAND 94607	94607	006 001702200	I	Community Commercial	CC-2		96.80	0.11	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	1672 7TH ST OAKLAND 94607	94607	006 001702100	I	Community Commercial	CC-2		96.80	0.13	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	1666 7TH ST OAKLAND 94607	94607	006 001702000	I	Community Commercial	CC-2		96.80	0.13	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	7TH ST OAKLAND 94607	94607	006 001701800	I	Community Commercial	CC-2		96.80	0.14	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	1664 7TH ST OAKLAND 94606	94606	006 001701900	I	Community Commercial	CC-2		96.80	0.13	Public	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			
OAKLAND	CAMPBELL ST OAKLAND 94607	94607	006 001701700	I	Mixed Housing Type Residential	RM-2		1 per lot	0.07	Public	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	59	1	0	79	0, 0			
OAKLAND	2227 INTERNATIONAL BLVD OAKLAND 94606	94606	020 010700501	II	Neighborhood Center Mixed Use	CN-3		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1953		See B1905536.
OAKLAND	2236 E 12TH ST OAKLAND 94606	94606	020 010600100	II	Neighborhood Center Mixed Use	CN-3		116.16	0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	54	1	0	77	0, 0			
OAKLAND	2245 INTERNATIONAL BLVD OAKLAND 94606	94606	020 010600200	II	Neighborhood Center Mixed Use	CN-3		116.16	0.10	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1949		
OAKLAND	2249 INTERNATIONAL BLVD OAKLAND 94606	94606	020 010600301	II	Neighborhood Center Mixed Use	CN-3		116.16	0.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2257 INTERNATIONAL BLVD OAKLAND 94606	94606	020 010600500	II	Neighborhood Center Mixed Use	CN-3		96.80	0.18	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.99	1926		
OAKLAND	4200 BROADWAY OAKLAND 94611	94611	013 110902001	III	Community Commercial	CC-2		96.80	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	0	0	15	0, 0.4		Yes	1 Maotionnaire site selection.
OAKLAND	4220 BROADWAY OAKLAND 94611	94611	013 110902200	III	Community Commercial	CC-2		96.80	0.20	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	0	0	12	0, 0		Yes	1 Maotionnaire site selection.
OAKLAND	4224 BROADWAY OAKLAND 94611	94611	013 110902501	III	Community Commercial	CC-2		96.80	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20	0	0	20	0.37; 0.38	1991	Yes	
OAKLAND	2101 BROADWAY OAKLAND 94612	94612	008 064801800	J	Central Business District	CBD-P		484.00	0.43	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 1	1975		
OAKLAND	2127 BROADWAY OAKLAND 94612	94612	008 064801700	J	Central Business District	CBD-P		484.00	0.29	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 1.13	1975		
OAKLAND	2100 TELEGRAPH AVE OAKLAND 94612	94612	008 064801603	J	Central Business District	CBD-P		484.00	1.65	Parking Garage	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2147 BROADWAY OAKLAND 94612	94612	008 064800100	J	Central Business District	CBD-P		484.00	0.28	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	395	395	0, 0.07; 2			
OAKLAND	495 22ND ST OAKLAND 94612	94612	008 064801103	J	Central Business District	CBD-P		484.00	0.49	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0.03; 0			1 Maotionnaire site selection.
OAKLAND	1846 ADELINE ST OAKLAND 94607	94607	005 040603100	JJ	Mixed Housing Type Residential	RM-4		2 per lot	0.11	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			Additional sites - Friendship Community Development Corporation/Friendship Christian Center Church from LISC.
OAKLAND	1904 ADELINE ST OAKLAND 94607	94607	005 040603200	JJ	Mixed Housing Type Residential	RM-4		2 per lot	0.29	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			Additional sites - Friendship Community Development Corporation/Friendship Christian Center Church from LISC.
OAKLAND	1842 ADELINE ST OAKLAND 94607	94607	005 040603000	JJ	Mixed Housing Type Residential	RM-4		2 per lot	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	50	0, 0			Additional sites - Friendship Community Development Corporation/Friendship Christian Center Church from LISC.
OAKLAND	2003 TELEGRAPH AVE OAKLAND 94612	94612	008 064500500	K	Central Business District	CBD-P		484.00	0.12	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.73	1948		
OAKLAND	2015 TELEGRAPH AVE OAKLAND 94612	94612	008 064500400	K	Central Business District	CBD-P		484.00	0.11	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	114	114	0, 0			
OAKLAND	1255 7TH ST OAKLAND 94607	94607	004 005101802	KK	Community Commercial	S-15W		193.60	0.17	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.54	1965		
OAKLAND	5TH ST OAKLAND 94607	94607	004 004901000	KK	Community Commercial	S-15W		193.60	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	947	1032	0, 0			
OAKLAND	5TH ST OAKLAND 94607	94607	004 004900800	KK	Community Commercial	S-15W		193.60	2.04	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			4 Maotionnaire site selections.
OAKLAND	5TH ST OAKLAND 94607	94607	004 004900900	KK	Community Commercial	S-15W		193.60	0.72	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	525 21ST ST OAKLAND 94612	94612	008 064503301	JJJ	Central Business District	CBD-X		484.00	0.62	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	68	0	0	68	0.56; 0.57	1

OAKLAND	4444 TELEGRAPH AVE OAKLAND 94609	94609	013 1099028O0	KKK	Neighborhood Center Mixed Use	CN-2		116.16	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	0	0	14	0, 0.05	1964	Yes	Grouped site - most of the site is within the > 30 du/ac zone.
OAKLAND	5885 SKYLINE BLVD OAKLAND 94611	94611	048H752400101	M	Hillside Residential	RH-3	1 per lot	24.67	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	3	164	198	0, 0			Capacity based on mixed income assumptions.
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300500	M	Hillside Residential	RH-3	1 per lot	0.39	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			See ZP210085.
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300400	M	Hillside Residential	RH-3	1 per lot	0.36	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			See ZP210085.
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300600	M	Hillside Residential	RH-3	1 per lot	0.36	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			See ZP210085.
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300200	M	Hillside Residential	RH-3	1 per lot	0.76	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			See ZP210085.
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300300	M	Hillside Residential	RH-3	1 per lot	0.32	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			See ZP210085.
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300900	M	Hillside Residential	RH-3	1 per lot	11.63	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			See ZP210085.
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300100	M	Hillside Residential	RH-3	1 per lot	0.52	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			See ZP210085.
OAKLAND	601 MACARTHUR BLVD OAKLAND 94610	94610	023 042700100	MM	Mixed Housing Type Residential	RU-2		54.45	0.16	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	25	25, 0, 0			2 Maotionnaire site selections.
OAKLAND	620 WESLEY AVE OAKLAND 94610	94610	023 042700803	MM	Mixed Housing Type Residential	RU-2		54.45	0.18	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	MACARTHUR BLVD OAKLAND 94608	94608	023 042700200	MM	Mixed Housing Type Residential	RU-2		54.45	0.13	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	6039 COLLEGE AVE OAKLAND 94618	94618	014 126800100	LLL	Neighborhood Center Mixed Use	CN-1		79.20	0.13	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	8	8, 0, 0			Too small for LI. does not permit enouh density. 15 Maotionnaire site selections.
OAKLAND	6029 COLLEGE AVE OAKLAND 94618	94618	014 126800200	LLL	Neighborhood Center Mixed Use	CN-1		79.20	0.27	Vacant		YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	18	0	18	0, 0			Too small for LI. does not permit enouh density. 8 Maotionnaire site selections.
OAKLAND	6733 FOOTHILL BLVD OAKLAND 94605	94605	039 327400505	N	Community Commercial	CC-2		96.80	1.60	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401909). 1 Maptionnaire site selection.
OAKLAND	6710 BANCROFT AVE OAKLAND 94605	94605	039 327100505	N	Community Commercial	CC-2		96.80	0.43	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	539	0	0	539	0, 0			Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401909.
OAKLAND	2816 67TH AVE OAKLAND 94605	94605	039 327401700	N	Community Commercial	CC-2		96.80	0.08	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401909.
OAKLAND	2830 67TH AVE OAKLAND 94605	94605	039 327401900	N	Community Commercial	CC-2		96.80	0.13	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401909).
OAKLAND	2816 67TH AVE OAKLAND 94608	94608	039 327401608	N	Community Commercial	CC-2		96.80	0.16	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401909.
OAKLAND	415T ST OAKLAND 94611	94611	012 099300601	NN	Neighborhood Center Mixed Use	CN-1		79.20	0.56	Parking Lot		YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	100	0	0	100	0, 0			Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400).
OAKLAND	4000 HOWE ST OAKLAND 94611	94611	012 099300400	NN	Neighborhood Center Mixed Use	CN-1		79.20	0.17	Parking Lot		YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400).
OAKLAND	4016 HOWE ST OAKLAND 94611	94611	012 099300500	NN	Neighborhood Center Mixed Use	CN-1		79.20	0.27	Parking Lot		YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400).
OAKLAND	2700 INTERNATIONAL BLVD OAKLAND 94601	94601	025 071201902	O	Community Commercial	CC-2		116.16	0.29	Office		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	44	0	1	75	0, 1.39			
OAKLAND	2720 INTERNATIONAL BLVD OAKLAND 94606	94606	025 071201600	O	Community Commercial	CC-2		116.16	0.12	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	1415 MITCHELL ST OAKLAND 94601	94601	025 071201400	O	Community Commercial	RM-2	1 per lot		0.06	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2712 INTERNATIONAL BLVD OAKLAND 94601	94601	025 071201700	O	Community Commercial	CC-2		116.16	0.08	Office		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 1.47			
OAKLAND	1409 MITCHELL ST OAKLAND 94601	94601	025 071201500	O	Community Commercial	RM-2	1 per lot		0.06	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	7317 INTERNATIONAL BLVD OAKLAND 94621	94621	041 418901002	OO	Community Commercial	CC-2		158.40	0.38	Religious/Institutional		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	40	0	40	0, 0			ACTs Full Gospel (APNs 041 418900202, 041 418901602).
OAKLAND	73RD AV OAKLAND 94621	94621	041 418901602	OO	Mixed Housing Type Residential	RM-3	2 per lot		1.98	Road Right of Way		YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0, 0			ACTs Full Gospel (APNs 041 418900202, 041 418901602).
OAKLAND	2418 35TH AVE OAKLAND 94601	94601	032 210802902	P	Mixed Housing Type Residential	RM-4	2 per lot		0.78	Multi Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2426 35TH AVE OAKLAND 94601	94601	032 210802801	P	Mixed Housing Type Residential	RM-4	2 per lot		0.13	Multi Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1916		
OAKLAND	3539 LYON AVE OAKLAND 94601	94601	032 210800500	P	Mixed Housing Type Residential	RM-2	1 per lot		0.14	Parking Lot		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	3525 LYON AVE OAKLAND 94601	94601	032 210800400	P	Mixed Housing Type Residential	RM-4	2 per lot		0.11	Multi Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	109	0, 0			
OAKLAND	538 37TH ST OAKLAND 94609	94609	012 096600600	PP	Urban Residential	RU-3		96.80	0.17	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	0	3	0, 0	1908		First AME Oakland (FAME), Church parking lot, From LISC (APNs 012 096600500, 012 096600600).
OAKLAND	534 37TH ST OAKLAND 94609	94609	012 096600500	PP	Neighborhood Center Mixed Use	RU-3		96.80	0.10	Religious/Institutional		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	0.47, 0			First AME Oakland (FAME), Church parking lot, From LISC (APNs 012 096600500, 012 096600600).
OAKLAND	5812 FOOTHILL BLVD OAKLAND 94605	94605	038 317708500	Q	Neighborhood Center Mixed Use	CN-3		96.80	0.11	General Commercial		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.78	1922		
OAKLAND	5812 FOOTHILL BLVD OAKLAND 94605	94605	038 317708403	Q	Mixed Housing Type Residential	RM-3	2 per lot		0.10	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	0, 0			
OAKLAND	7963 MACARTHUR BLVD OAKLAND 94605	94605	040 340700200	QQ	Urban Residential	RU-4		96.80	0.20	Vacant		YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	0	2	0, 0			Working on securing the lot from the County through the tax default process to develop housing on the upper floors (APNs 040 340700100, 040 340700200).
OAKLAND	7951 MACARTHUR BLVD OAKLAND 94605	94605	040 340700100	QQ	Urban Residential	RU-4		96.80	0.15	Vacant		YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1	0	1	0, 0			Working on securing the lot from the County through the tax default process to develop housing on the upper floors (APNs 040 340700100, 040 340700200).
OAKLAND	2118 BRUSH ST OAKLAND 94612	94612	003 002300902	R	Community Commercial	CC-2		158.40	0.08	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2102566.
OAKLAND	BRUSH ST OAKLAND 94612	94612	003 002301102	R	Community Commercial	CC-2		158.40	0.07	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2102566.
OAKLAND	2116 BRUSH ST OAKLAND 94612	94612	003 002300802	R	Community Commercial	CC-2		158.40	0.07	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	52	0	0	105	0, 0			See B2102566.
OAKLAND	BRUSH ST OAKLAND 94612	94612	003 002300701	R	Community Commercial	CC-2		158.40	0.12	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2102566.
OAKLAND	2124 BRUSH ST OAKLAND 94612	94612	003 002301002	R	Community Commercial	CC-2		158.40	0.07	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2102566.
OAKLAND	2111 CASTRO ST OAKLAND 94612	94612	003 002300501	R	Community Commercial	CC-2		158.40	0.01	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2102566.
OAKLAND	215T ST OAKLAND 94612	94612	003 002300601	R	Community Commercial	CC-2		158.40	0.03	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2102566.
OAKLAND	1508 15TH ST OAKLAND 94606	94606	008 062503200	S	Central Business District	CBD-P		484.00	0.09	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	35	0	187	222	0, 0			
OAKLAND	1510 WEBSTER ST OAKLAND 94612	94612	008 062503401	S	Central Business District	CBD-C		484.00	0.24	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1951		
OAKLAND	367H AV OAKLAND 94601	94601	033 217801800	SS	Neighborhood Center Mixed Use	S-15		193.60	0.10	Public		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	5	0	0	5	0, 0			BART site (APNs 033 219002200, 033 219002000, 033 219002300, 033 217801800, 033 217801700).
OAKLAND	377H AV OAKLAND 94601	94601	033 217801700	SS	Neighborhood Center Mixed Use	S-15		193.60	0.22	Public		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	12	0	0	12	0, 0			BART site (APNs 033 219002200, 033 219002000, 033 219002300, 033 217801800, 033 217801700).
OAKLAND	357H AV OAKLAND 94601	94601	033 219002000	SS	Neighborhood Center Mixed Use	S-15		193.60	0.24	Public		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	13	0	0	13	0, 0			BART site (APNs 033 219002200, 033 219002000, 033 219002300, 033 217801800, 033 217801700).
OAKLAND	367H AV OAKLAND 94601	94601	033 219002200	SS	Neighborhood Center Mixed Use	S-15		193.60	0.13	Public		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	7	0	0	7	0, 0			BART site (APNs 033 219002200, 033 219002000, 033 219002300, 033 217801800, 033 217801700).
OAKLAND	367H AV OAKLAND 94601	94601	033 219002300	SS	Neighborhood Center Mixed Use	S-15		193.60	0.14	Public		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	8	0	0	8	0, 0			BART site (APNs 033 219002200, 033 219002000, 033 219002300, 033 217801800, 033 217801700).
OAKLAND	265 34TH ST OAKLAND 94612	94612	008 067001000	T	Central Business District	D-BV-1		348.48	0.10	Multi Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	315	330	0, 0	1908		See B2100632.
OAKLAND	2356 WAVERLY ST OAKLAND 94612	94612	008 067001800	T	Central Business District	D-BV-1		348.48	0.08	Parking Lot		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2100632.
OAKLAND	2342 WAVERLY ST OAKLAND 94612	94612	008 067001500	T	Central Business District	D-BV-1		348.48	0.07	Single Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1907		See B2100632.
OAKLAND	261 24TH ST OAKLAND 94612	94612	008 067000300	T	Central Business District	D-BV-1		348.48	0.09	Mixed Uses - Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 1.89	1912		See B2100632.
OAKLAND	2346 WAVERLY ST OAKLAND 94612	94612	008 067001600	T	Central Business District	D-BV-1		348.48	0.08	Multi Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1904		See B2100632.
OAKLAND	271 24TH ST OAKLAND 94612	94612	008 067000100	T	Central Business District	D-BV-1		348.48	0.09	Parking Lot		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2100632.
OAKLAND	35TH AV OAKLAND 94601	94601	033 219102300	TT	Neighborhood Center Mixed Use	S-15		193.60	0.39	Public		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	21	0	0	21	0, 0			BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100).
OAKLAND	34TH AV OAKLAND 94601	94601	033 219102100	TT	Neighborhood Center Mixed Use	S-15		193.60	0.28	Public		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	15	0	0	15	0, 0			BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100).
OAKLAND	34TH AV OAKLAND 94601	94601	033 219201900	TT	Neighborhood Center Mixed Use	S-15		193.60	0.29	Public		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	16	0	0	16	0, 0			BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100).
OAKLAND	34TH AV OAKLAND 94601	94601	033 219202300	TT	Neighborhood Center Mixed Use	S-15		193.60	0.72	Office		YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	40	0	0	40	0, 0			BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100).
OAKLAND	8411 MACARTHUR BLVD OAKLAND 94605	94605	043 462200102	U	Urban Residential	RU-4		96.80	0.71	Religious/Institutional		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1954		
OAKLAND	8425 MACARTHUR BLVD OAKLAND 94605	94605	043 462200402	U	Urban Residential	RU-4		96.80	0.18	Religious/Institutional		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	23	28	0, 0			
OAKLAND	10701 INTERNATIONAL BLVD OAKLAND 94603	94603	045 519600101	UU	Community Commercial	CC-2		116.16	0.10	Religious/Institutional		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	0	0	7	0, 0			City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201).
OAKLAND	10701 INTERNATIONAL BLVD OAKLAND 94603	94603	045 519600201	UU	Community Commercial	CC-2		116.16	0.12	Religious/Institutional		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	0, 0			City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201).
OAKLAND	1360 107TH AVE OAKLAND 94603	94603	045 519600400	UU	Detached Unit Residential	RD-1	1 per lot		0.17	Religious/Institutional		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0, 0			City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201).
OAKLAND	325 7TH ST OAKLAND 94607	94607	001 018900500	V	Central Business District	D-LM-2		396.00	0.16	Office		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.39			
OAKLAND	635 HARRISON ST OAKLAND 94607	94607	001 018900600	V	Central Business District	D-LM-2		396.00	0.04	Parking Lot		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	335 7TH ST OAKLAND 94607	94607	001 018900300	V	Central Business District	D-LM-2		396.00	0.03	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	329 7TH ST OAKLAND 94607	94607	001 018900400	V	Central Business District	D-LM-2		396.00	0.06	Duplex/Two Units		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1913		
OAKLAND	625 HARRISON ST OAKLAND 94607	94607	001 018900800	V	Central Business District	D-LM-2		396.00	0.08	Office		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.66	1966		
OAKLAND	320 6TH ST OAKLAND 94607	94607	001 018901300	V	Central Business District	D-LM-4		396.00	0.17	General Industrial		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.79	1966		
OAKLAND	631 HARRISON ST OAKLAND 94607	94607	001 018900700	V	Central Business District	D-LM-2		396.00	0.04	Parking Lot		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	380	380	0, 0			
OAKLAND	330 6TH ST OAKLAND 94607	94607	001 018901401	V	Central Business District	D-LM-4		396.00	0.17	General Industrial		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0.8	1967		
OAKLAND	621 HARRISON ST OAKLAND 94607	94607	001 018900900	V	Central Business District	D-LM-4		396.00	0.06	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	6226 MORAGA AVE OAKLAND 94611	94611	048F736101100	VV	Hillside Residential	RH-4	1 per lot		0.55	Parks, Recreation & Open Space		YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	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.
OAKLAND	6226 MORAGA AVE OAKLAND 94611	94611	048F736101200	VV	Hillside Residential	RH-4	1 per lot		0.36	Parks, Recreation & Open Space		YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	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.
OAKLAND	51 9TH ST OAKLAND 94607	94607	001 016900100	W	Central Business District	D-LM-2		396.00	1.38	Parking Lot		YES - Current	YES - Other Publicly-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	74	36	324	557	0, 0			BART site. 1 Maptionnaire site selection.
OAKLAND	107 8TH ST OAKLAND 94607	94607	001 017100200	W	Central Business District	D-LM-2		396.00	1.38	Public		YES - Current	YES - Other Publicly-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0, 0			Removed PLN20108-PUDF01; added PLN20038. Removed unit counts, see 001 016900100. 1 Maotionnaire site selection.
OAKLAND	2777 FOOTHILL BLVD OAKLAND 94601	94601	025 073300802	WW	Urban Residential	RU-5		96.80	0.47	General Commercial		YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	20	0	0	20	0, 0.76			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.
OAKLAND	2759 FOOTHILL BLVD OAKLAND 94601	94601	025 073300803	WW	Urban Residential	RU-5		96.80	0.05	Public		YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	2	0	0	2	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.
OAKLAND	HIGH ST OAKLAND 94619	94619	030 198212300	X	Neighborhood Center Mixed Use	CN-2		96.80	0.27	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			See B2103682.
OAKLAND	4317 MACARTHUR BLVD OAKLAND 94619	94619	030 198212200	X	Neighborhood Center Mixed Use	CN-3		96.80	0.43	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			2 Maptionnaire site selections.
OAKLAND	4311 MACARTHUR BLVD OAKLAND 94619	94619	030 198212100	X	Neighborhood Center Mixed Use	CN-2		96.80	0.21	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	154	39	0	193	0, 0			10 Maotionnaire site selections.
OAKLAND	3550 FOOTHILL BLVD OAKLAND 94601	94601	032 211503801	XX	Urban Residential	RU-5		96.80	0.26	Vacant - Public		YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	124	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. 3 Maotionnaire site selections.
OAKLAND	3614 FOOTHILL BLVD OAKLAND 94601	94601	032 208405000	XX	Urban Residential	RU-5		96.80	0.12	Vacant - Public		YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	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.
OAKLAND	3600 FOOTHILL BLVD OAKLAND 94601	94601	032 208405100	XX	Urban Residential	RU-5		96.80	0.24	Vacant - Public		YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	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. 4 Maotionnaire site selections.
OAKLAND	3566 FOOTHILL BLVD OAKLAND 94601	94601	032 211503701	XX	Urban Residential	RU-5		96.80	0.15	Vacant - Public		YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	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. 2 Maotionnaire site selections.
OAKLAND	2630 TELEGRAPH AVE OAKLAND 94612	94612	009 068401201	Y	Community Commercial	CC-2		193.60	0.46	General Commercial		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0			
OAKLAND	2600 TELEGRAPH AVE OAKLAND 94612	94612	009 068401100	Y	Community Commercial	CC-2		193.60	0.44	General Commercial		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	210	225	0, 0			
OAKLAND	2101 TELEGRAPH AVE OAKLAND 94612	94612	008 064700200	Y	Central Business District	CBD-C		484.00	0.42	Multi Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0, 0	1910		
OAKLAND	73RD AV OAKLAND 94621	94621	041 417300103	YY	Community Commercial	D-CO-1		335.08	0.32	Vacant - Public		YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	20	0	0	20	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.
OAKLAND	728 73RD AVE OAKLAND 94621	94621	041 417300202	YY	Community

OAKLAND	2420 CHESTNUT ST OAKLAND 94607	94607	005 043501700	Z	Mixed Housing Type Residential	RM-2		1 per lot	0.10	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0; 0	1887		
OAKLAND	2423 LINDEN ST OAKLAND 94607	94607	005 043500500	Z	Mixed Housing Type Residential	RM-2		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	0; 0			
OAKLAND	8296 MACARTHUR BLVD OAKLAND 94605	94605	043A4644028O0	ZZ	Urban Residential	RU-4		96.80	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	2	0	0	2	0; 0			City owned site (EWD) - APNs 043A4644026O0, 043A4644028O0. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	8280 MACARTHUR BLVD OAKLAND 94605	94605	043A4644026O0	ZZ	Urban Residential	RU-4		96.80	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	2	0	0	2	0; 0	1990		City owned site (EWD) - APNs 043A4644026O0, 043A4644028O0. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	4225 BROADWAY OAKLAND 94611	94611	012 100200900		Community Commercial	CC-2		96.80	0.15	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8	0	0	8	0.07; 0.39	1974	Yes	Previous application on the site - assume .8 modifier. 1 Maotionnaire site selection.
OAKLAND	7823 MACARTHUR BLVD OAKLAND 94605	94605	040 340302300		Neighborhood Center Mixed Use	CN-3		96.80	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5	0	5	0; 0			Potentially viable lot (APNs 040 340302100, 040 340302200).
OAKLAND	1425 WEBSTER ST OAKLAND 94612	94612	008 062403700		Central Business District	CBD-C		484.00	0.28	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	161	168	0; 0			LMSAP site - see PLN16117.
OAKLAND	616 14TH ST OAKLAND 94612	94612	001 007102100		Central Business District	CBD-X		484.00	0.06	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	5	0.23; 2.93	1920		
OAKLAND	990 34TH ST OAKLAND 94608	94608	009 074001400		Mixed Housing Type Residential	RM-2		1 per lot	0.24	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	2.66; 0	1924		See ZP200118.
OAKLAND	5782 FOOTHILL BLVD OAKLAND 94605	94605	038 317701100		Neighborhood Center Mixed Use	CN-3		96.80	0.48	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	100	2.74; 0			Additional site - Canaan Christian Covenant Missionary Baptist Church from LISC. Developar contacted Planning and working with church to build 100 deeply affordable housing units.
OAKLAND	1203 WILLOW ST OAKLAND 94607	94607	006 002702402		Mixed Housing Type Residential	RM-2		1 per lot	1.62	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	0; 0			Additional site - Mount Zion Missionary Baptist Church, from LISC. 1 Maptionnaire site selection.
OAKLAND	4299 BROADWAY OAKLAND 94611	94611	012 100200601		Community Commercial	CC-2		96.80	0.53	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16	0.97; 0			4 Maptionnaire site selections.
OAKLAND	5940 HAYES ST OAKLAND 94621	94621	038 321001300		Mixed Housing Type Residential	RM-3		2 per lot	0.19	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	2.33; 0	1915		A Diamond in the Ruff, Inc.. from LISC.
OAKLAND	1225 4TH AVE OAKLAND 94606	94606	020 012601401		Urban Residential	D-LM-1		193.60	1.98	Public	YES - Current	YES - State-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	117	0	117	0; 0			1 Maotionnaire site selection.
OAKLAND	2500 76TH AVE OAKLAND 94605	94605	040 333900603		Mixed Housing Type Residential	RM-4		2 per lot	0.67	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	0; 0			Larger site that OHA has not yet received funding for to develop. 1 Maptionnaire site selection.
OAKLAND	7600 MACARTHUR BLVD OAKLAND 94605	94605	040A34100400		Neighborhood Center Mixed Use	CN-3		96.80	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	0; 0			Larger site that OHA has not yet received funding for to develop.
OAKLAND	8215 MACARTHUR BLVD OAKLAND 94605	94605	043 4620030J1		Urban Residential	RU-4		**96.80**	**0.38**	**Vacant**	**YES - Current**	**NO - Privately-Owned**	**Available**	**Used in Two Consecutive Prior Housing Elements - Vacant**	**0**	**4**	**0**	**4**	**0; 0**			**Sizable vacant lot**
OAKLAND	8201 MACARTHUR BLVD OAKLAND 94605	94605	043 462000102		Urban Residential	RU-5		96.80	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	0	1	9	10	0; 0			Sizeable vacant lot - already in pipeline.
OAKLAND	728 WILLOW ST OAKLAND 94607	94607	006 001702801		Mixed Housing Type Residential	RM-3		2 per lot	0.19	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	6.6; 0			West Side Missionary Baptist Church. From LISC.
OAKLAND	6542 GWIN RD OAKLAND 94611	94611	048H752401100		Hillside Residential	RH-2		1 per lot	2.60	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	1.41; 0	2008		
OAKLAND	3807 MARKET ST OAKLAND 94608	94608	012 095602500		Urban Residential	RU-5		116.16	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	6	8	0; 0			Assume mixed-income. 1 Maptionnaire site selection.
OAKLAND	522 4TH ST OAKLAND 94607	94607	001 013100801		EPP Retail Dining Entertainment 2	C-40		96.80	1.11	Utilities	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	86	0	0	86	0; 0			BART site.
OAKLAND	69 7TH ST OAKLAND 94607	94607	001 016700300		Central Business District	D-LM-4		193.60	0.35	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	34	0	0	34	0; 0			BART site.
OAKLAND	E 12TH ST OAKLAND 94611	94611	025 069200600		Regional Commercial	CN-3		158.40	1.44	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	182	0	0	182	0; 0			BART site. 1 Maotionnaire site selection.
OAKLAND	800 MADISON ST OAKLAND 94607	94607	001 017100100		Central Business District	D-LM-2		396.00	1.38	Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	234	0	234	0; 0			BART site.
OAKLAND	5609 SHAFTER AVE OAKLAND 94618	94618	014 126503805		Mixed Housing Type Residential	RM-1		1 per lot	0.44	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	10	0	0	10	0; 0			BART site. Need to upzone, baseline 75 du/ac. Assuming 30 du/ac here. 1 Maptionnaire site selection.
OAKLAND	5655 COLLEGE AVE OAKLAND 94618	94618	014 126504001		Mixed Housing Type Residential	RM-1		79.20	1.23	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	72	0	0	72	0; 0			BART site. 2 Maptionnaire site selections.
OAKLAND	2029 BROADWAY OAKLAND 94612	94612	008 064901100		Central Business District	CBD-P		484.00	0.31	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	75	0	0	75	0; 0			BART site.
OAKLAND	3380 AV OAKLAND 94601	94601	033 219302300		Neighborhood Center Mixed Use	S-15		193.60	0.40	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	22	0	0	22	0; 0			BART site.
OAKLAND	7380 AV OAKLAND 94621	94621	041 416403102		Community Commercial	D-CO-1		335.08	2.63	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	169	0	169	0; 0			BART site. 1 Maotionnaire site selection.
OAKLAND	715T AV OAKLAND 94621	94621	041 416402403		Community Commercial	D-CO-1		335.08	2.70	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	174	0	0	174	0; 0			BART site.
OAKLAND	738D AV OAKLAND 94621	94621	041 416200105		Community Commercial	D-CO-1		335.08	1.79	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	115	0	115	0; 0			BART site.
OAKLAND	3815 BROADWAY OAKLAND 94611	94611	012 098201000		Community Commercial	CC-2		116.16	0.16	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	7	0; 1.1			Boarded up building next to Oakland Masonic Center - non vacant site.
OAKLAND	3822 MANILA AVE OAKLAND 94609	94609	012 098201600		Community Commercial	CC-2		116.16	0.45	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	26	0	26	0; 0			Boarded up building next to Oakland Masonic Center - non vacant site.
OAKLAND	2433 VALDEZ ST OAKLAND 94612	94612	008 067200500		Central Business District	D-BV-1		348.48	0.14	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	37	0	37	0; 0			BVSP site.
OAKLAND	403 28TH ST OAKLAND 94609	94609	009 068403701		Community Commercial	D-BV-4		158.40	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	37	0	37	0.23; 0.18	1947		BVSP site.
OAKLAND	2710 BROADWAY OAKLAND 94612	94612	009 068501804		Community Commercial	D-BV-3		158.40	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20	0	20	0.06; 0			BVSP site.
OAKLAND	3401 BROADWAY OAKLAND 94611	94611	009 073300407		Community Commercial	D-BV-3		290.40	0.64	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	84	0	84	0.06; 0			BVSP site. 1 Maptionnaire site selection.
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 066702503		Central Business District	D-BV-2		229.26	0.27	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	26	0	150	176	0; 0			BVSP site.
OAKLAND	296 27TH ST OAKLAND 94612	94612	010 079800307		Community Commercial	D-BV-3		158.40	0.44	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	17	0	181	198	0.09; 0.48			BVSP site.
OAKLAND	2805 PARK BLVD OAKLAND 94610	94610	023 040403100		Urban Residential	RU-2		54.45	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	16	20	0; 0			
OAKLAND	10400 INTERNATIONAL BLVD OAKLAND 94603	94603	047 550903901		Community Commercial	CC-2		116.16	0.24	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18	0	18	0; 0			City boundary near San Leandro - potential partnership with San Leandro.
OAKLAND	3050 INTERNATIONAL BLVD OAKLAND 94601	94601	025 071900701		Community Commercial	CC-2		158.40	0.75	Parking Lot	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	28	1	0	76	0; 0			City owned site (EWD) - APNs 025 071900703, 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.
OAKLAND	DERBY AVE OAKLAND 94601	94601	025 072000201		Community Commercial	RM-4		2 per lot	0.21	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5	0	5	0; 0			City owned site (EWD) - APNs 025 071900703, 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.
OAKLAND	BARCELONA ST OAKLAND 94621	94621	048 687000200		Resource Conservation	RH-3		1 per lot	4.67	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	27	19	47	93	0; 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.
OAKLAND	633 HEGENBERGER RD OAKLAND 94621	94621	042 432800116		Regional Commercial	D-CO-2		335.08	12.23	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	236	158	395	789	0; 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. 2 Maptionnaire site selections.
OAKLAND	1449 MILLER AVE OAKLAND 94601	94601	020 015300600		Neighborhood Center Mixed Use	RM-2		1 per lot	0.27	Mobile Homes	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	0; 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.
OAKLAND	7001 SNELL ST OAKLAND 94621	94621	041 417000504		Community Commercial	D-CO-1		335.08	0.62	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	40	0	0	40	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.
OAKLAND	1800 SAN PABLO AVE OAKLAND 94612	94612	008 064201800		Central Business District	CBD-X		484.00	1.02	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	225	0	0	225	0; 0			City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD. 1 Maotionnaire site selection.
OAKLAND	10451 MACARTHUR BLVD OAKLAND 94605	94605	047 557600703		Neighborhood Center Mixed Use	CN-3		96.80	0.52	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5	0	5	0; 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..
OAKLAND	7318 INTERNATIONAL BLVD OAKLAND 94621	94621	040 331703200		Community Commercial	CC-2		158.40	0.08	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8	0	8	0; 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..
OAKLAND	66TH AVE OAKLAND 94621	94621	041 390101000		Regional Commercial	D-CO-2		335.08	2.17	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	140	0	0	140	0; 0			City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group..
OAKLAND	8000 S COLISEUM WAY OAKLAND 94621	94621	042 432800124		Regional Commercial	D-CO-2		335.08	8.93	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	173	115	288	576	0; 0	1980		City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.. 1 Maptionnaire site selection.
OAKLAND	FOOTHILL BLVD OAKLAND 94605	94605	039 329102000		Community Commercial	CC-1		116.16	1.22	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	95	0	95	0; 0			City owned site (EWD); Liberation Park, licensed by the Black Cultural Zone Community Development Corporation.
OAKLAND	796 66TH AVE OAKLAND 94621	94621	041 390100400		Regional Commercial	D-CO-2		335.08	4.59	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	296	0	0	296	0; 0	1920		City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	8327 GOLF LINKS RD OAKLAND 94605	94605	043A4644009O2		Detached Unit Residential	RD-1		1 per lot	0.49	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0; 0			City owned site (HCD).
OAKLAND	8329 GOLF LINKS RD OAKLAND 94605	94605	043A4651009I5		Detached Unit Residential	RD-1		1 per lot	0.16	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0; 0			City owned site (HCD).
OAKLAND	2824 82ND AVE OAKLAND 94605	94605	043A4644020I2		Urban Residential	RU-4		96.80	0.07	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0; 0			City owned site (HCD).
OAKLAND	GOLF LINKS RD OAKLAND 94605	94605	043A4644025I9		Detached Unit Residential	RD-1		1 per lot	0.09	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0; 0			City owned site (HCD).
OAKLAND	1911 TELEGRAPH AVE OAKLAND 94612	94612	008 071605800		Central Business District	CBD-R		484.00	1.04	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	149	0	0	149	0; 0			City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD. 2 Maotionnaire site selections.
OAKLAND	4801 COLISEUM WAY OAKLAND 94601	94601	034 229501605		Business Mix	CIX-2		0.00	0.84	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	37	2.35; 0.29	1970		Coliseum Way Homeless Project.
OAKLAND	1016 66TH AVE OAKLAND 94621	94621	041 406201200		Detached Unit Residential	RD-1		1 per lot	0.21	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	1500 HARRISON ST OAKLAND 94612	94612	008 062602600		Central Business District	CBD-C		484.00	0.17	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	59	0	59	0; 0	1922		DOSP site.
OAKLAND	1520 HARRISON ST OAKLAND 94612	94612	008 062604100		Central Business District	CBD-R		484.00	0.13	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18	0	18	0; 0			DOSP site.
OAKLAND	1434 HARRISON ST OAKLAND 94612	94612	008 062602300		Central Business District	CBD-C		484.00	0.21	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	71	0	71	0; 0	1915		DOSP site.
OAKLAND	1441 ALICE ST OAKLAND 94612	94612	008 062601600		Central Business District	CBD-C		217.80	0.35	Parking Garage	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	53	0	53	0; 0	1910		DOSP site.
OAKLAND	2250 TELEGRAPH AVE OAKLAND 94612	94612	008 065800602		Central Business District	CBD-P		484.00	0.26	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	55	0	55	0; 0			DOSP site - surface parkine lot.
OAKLAND	W GRAND AVE OAKLAND 94612	94612	008 066005203		Central Business District	CBD-X		484.00	0.91	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	190	0	0	190	0; 0			DOSP site - Underutilized site with surface parking lot and a Taco Bell. BART owned; BART site. 1 Maptionnaire site selection.
OAKLAND	1450 HARRISON ST OAKLAND 94612	94612	008 062602500		Central Business District	CBD-C		484.00	0.24	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	81	0	81	0; 0			DOSP site; LMSAP site. 2 Maptionnaire site selections.
OAKLAND	1440 HARRISON ST OAKLAND 94612	94612	008 062602400		Central Business District	CBD-C		484.00	0.29	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	100	0	100	0; 0			DOSP site; LMSAP site. 7 Maptionnaire site selections.
OAKLAND	5216 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402201		Mixed Housing Type Residential	RU-5		158.40	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	11	0	11	0; 0			Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601).
OAKLAND	5228 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402300		Detached Unit Residential	RU-5		158.40	0.43	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	8	0; 0			Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601).
OAKLAND	5300 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402601		Detached Unit Residential	RU-5		158.40	0.56	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0.39; 0.06	1924		Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601).
OAKLAND	5216 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402202		Mixed Housing Type Residential	RU-5		158.40	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0; 0			Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601).
OAKLAND	5232 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402400		Detached Unit Residential	RU-5		158.40	0.48	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9	0	9	0.22; 0			Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601).
OAKLAND	708 PERALTA ST OAKLAND 94607	94607	004 009701500		Community Commercial	CC-2		96.80	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	6	0	6	0; 0			HCD loan interest.
OAKLAND	1578 7TH ST OAKLAND 94607	94607	004 009701400		Community Commercial	CC-2		96.80	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	0; 0			HCD loan interest.
OAKLAND	1576 7TH ST OAKLAND 94607	94607	004 009701300		Community Commercial	CC-2		96.80	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	0; 0			HCD loan interest.
OAKLAND	3701 M L KING JR WAY OAKLAND 94609	94609	012 096500500		Urban Residential	CN-3		116.16	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	0	0	14	0; 0			HCD loan interest. 2 Maptionnaire site selections.
OAKLAND	5490 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236601800		Neighborhood Center Mixed Use	CN-3		158.40	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	19	0	19	0; 0			Industrial uses in non-industrial zones - non-conforming uses. Right on BRT line. Vacant industrial land (APNs 035 236601700, 035 236601800).
OAKLAND	1433 55TH AVE OAKLAND 94621	94621	035 236601700		Detached Unit Residential	CN-3		158.40	1.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	97	0	0	97	0; 0			Industrial uses in non-industrial zones - non-conforming uses. Right on BRT line. Vacant industrial land (APNs 035 236601700, 035 236601800).
OAKLAND	2372 INTERNATIONAL BLVD OAKLAND 94601	94601	020 015301601		Neighborhood Center Mixed Use	CN-3		96.80	0.64	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	0.95; 0			LISC Church site.
OAKLAND	111 FAIRMOUNT AVE OAKLAND 94611	94611	010 080001006		Mixed Housing Type Residential	RM-3		2 per lot	1.33	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	25	2.64; 0	1928		LISC Church site - Affordable housing for formerly incarcerated young adults, homeless veterans, formerly trafficked youth, homeless seniors. Which community receives the highest level of priority will depend on available funding and current need.
OAKLAND	3003 FILBERT ST OAKLAND 94608	94608	005 044602200		Mixed Housing Type Residential	RM-2		1 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0; 0			LISC Church site - Homeownership for first time homebuyers up to 120% AMI. Townhouse units..
OAKLAND	8800 FONTAINE ST OAKLAND 94605	94605	043A4467500Z32		Detached Unit Residential	RD-1		1 per lot	3.06	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	50	0	3	53	2.89; 0	1961		LISC Church site - Low income senior rental and SFH ownership..
OAKLAND	1420 MYRTLE ST OAKLAND 94607	94607	005 038301800		Mixed Housing Type Residential	RM-4		2 per lot	0.22	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	24	1.08; 0	1912		LISC Church site - 24 units of teacher/educator workforce housing (property is within walking distance of five schools). Entitlements and financing commitments secured pending Bishop approvals.

OAKLAND	967 32ND ST OAKLAND 94608	94608	005 046700100	Community Commercial	CC-2	116.16	0.18	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	73	0; 0.87			LISC Church site - Supportive housing for homeless individuals 55 and older. 1 Maptionnaire site selection.
OAKLAND	1013 HARRISON ST OAKLAND 94607	94607	002 011200700	Central Business District	D-LM-2	193.60	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	16	32	4.31; 1.65			LISC Church site. Mixed income workforce/market rate housing.
OAKLAND	425 8TH ST OAKLAND 94607	94607	001 019500402	Central Business District	D-LM-2	396.00	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18	0	18	0; 0			LMSAP site.
OAKLAND	428 7TH ST OAKLAND 94607	94607	001 019500800	Central Business District	D-LM-2	396.00	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	0	14	0; 0			LMSAP site.
OAKLAND	736 BROADWAY OAKLAND 94607	94607	001 019501300	Central Business District	D-LM-2	396.00	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	0	14	0; 0			LMSAP site.
OAKLAND	716 BROADWAY OAKLAND 94607	94607	001 019500900	Central Business District	D-LM-2	396.00	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	0	14	0; 0			LMSAP site.
OAKLAND	610 OAK ST OAKLAND 94607	94607	001 016701000	Central Business District	D-LM-4	193.60	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	28	0	28	0.06; 0.1			LMSAP site.
OAKLAND	1225 WEBSTER ST OAKLAND 94612	94612	002 005700402	Central Business District	D-LM-4	396.00	0.28	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	41	0	41	0; 0			LMSAP site.
OAKLAND	1600 HARRISON ST OAKLAND 94612	94612	008 062603001	Central Business District	CBD-C	484.00	0.27	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	68	0	68	0.18; 1	1916		LMSAP site.
OAKLAND	1329 MADISON ST OAKLAND 94612	94612	002 007900400	Central Business District	D-LM-2	396.00	0.23	Parks, Recreation & Open Space	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	58	0	58	0; 0			LMSAP site.
OAKLAND	316 2ND ST OAKLAND 94607	94607	001 014900500	EPP Mixed Use District	C-45	145.20	0.45	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	52	0	52	0; 0			LMSAP site.
OAKLAND	201 BROADWAY OAKLAND 94607	94607	001 013500300	EPP Retail Dining Entertainment 2	C-45	145.20	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	39	0	39	0; 0			Building demolished fairly recently.
OAKLAND	5433 SAN PABLO AVE OAKLAND 94608	94608	013 118400100	Community Commercial	CC-2	116.16	0.46	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	31	0	31	0; 0			1 Maptionnaire site selection.
OAKLAND	430 BROADWAY OAKLAND 94607	94607	001 013900100	EPP Retail Dining Entertainment 2	C-45	145.20	1.38	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	100	0	172	272	0; 0			Alameda County submitted an SB 35 application.
OAKLAND	5325 SAN PABLO AVE OAKLAND 94608	94608	013 118300100	Community Commercial	CC-2	116.16	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	0; 0			
OAKLAND	6500 SAN PABLO AVE OAKLAND 94608	94608	016 145301303	Community Commercial	CC-2	116.16	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	0; 0			Previously entitled for 10 units under PLN17067
OAKLAND	510 FALLON ST OAKLAND 94607	94607	018 044501202	Central Business District	D-LM-4	396.00	4.57	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	266	178	444	888	0; 0			Used as student parking for Laney College (APNs 018 044501202; 018 045501502). 3 Maptionnaire site selections.
OAKLAND	5617 SAN PABLO AVE OAKLAND 94608	94608	015 130901202	Neighborhood Center Mixed Use	RM-2	1 per lot	0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	0; 0			Vacant lot near Golden Gate Library. 1 Maptionnaire site selection.
OAKLAND	CASTRO ST OAKLAND 94607	94607	001 022101402	Community Commercial	CC-2	193.60	1.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	200	0	0	400	0; 0			Very large parcel; pre-app previously received. Applicant expressed interest in going big. 1 Maptionnaire site selection.
OAKLAND	FOOTHILL BLVD OAKLAND 94603	94603	047 557900200	Detached Unit Residential	RD-1	1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	10520 MACARTHUR BLVD OAKLAND 94605	94605	047 559502206	Community Commercial	CC-2	96.80	0.13	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	16	0	33	2.82; 0.46			
OAKLAND	1000 PINE ST OAKLAND 94607	94607	001 003104100	Housing and Business Mix	HBX-2	46.84	0.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	907 WILLOW ST OAKLAND 94607	94607	006 002301900	Mixed Housing Type Residential	RM-2	1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	1675 12TH ST OAKLAND 94607	94607	006 001300700	Mixed Housing Type Residential	RM-2	1 per lot	0.19	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2.33; 0	1901		
OAKLAND	942 PINE ST OAKLAND 94607	94607	006 003300100	Housing and Business Mix	HBX-2	46.84	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0; 0			
OAKLAND	PINE ST OAKLAND 94607	94607	006 003104600	Housing and Business Mix	HBX-2	46.84	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	933 PINE ST OAKLAND 94607	94607	006 004901600	Mixed Housing Type Residential	RM-2	1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0	1891		
OAKLAND	2531 W ALLACE ST OAKLAND 94606	94606	022 034702000	Mixed Housing Type Residential	RM-2	1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.97; 0			
OAKLAND	2443 13TH AVE OAKLAND 94606	94606	022 033200101	Mixed Housing Type Residential	RM-1	1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	3635 13TH AVE OAKLAND 94610	94610	023 048000500	Mixed Housing Type Residential	RM-3	1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	2527 W ALLACE ST OAKLAND 94606	94606	022 034702100	Mixed Housing Type Residential	RM-2	1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	2533 23RD AVE OAKLAND 94601	94601	022 035108200	Mixed Housing Type Residential	RM-2	1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	2533 23RD AVE OAKLAND 94601	94601	022 035108300	Mixed Housing Type Residential	RM-2	1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0; 0			1 Maptionnaire site selection.
OAKLAND	2340 E 21ST ST OAKLAND 94601	94601	021 029201300	Mixed Housing Type Residential	RM-3	2 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	2345 E 22ND ST OAKLAND 94601	94601	021 029203000	Mixed Housing Type Residential	RM-2	1 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.34; 0	1895		
OAKLAND	2401 FOOTHILL BLVD OAKLAND 94601	94601	025 073600100	Urban Residential	RU-1	39.60	0.07	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2; 0.65			
OAKLAND	2222 23RD AVE OAKLAND 94606	94606	025 075701300	Mixed Housing Type Residential	RM-3	1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	3225 HANNAH ST OAKLAND 94608	94608	007 059701900	Mixed Housing Type Residential	RM-2	1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	3231 HANNAH ST OAKLAND 94608	94608	007 059701800	Mixed Housing Type Residential	RM-2	1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	1403 32ND ST OAKLAND 94608	94608	007 059801700	Housing and Business Mix	HBX-2	46.84	0.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	0; 0			
OAKLAND	3261 HOLLIS ST OAKLAND 94608	94608	007 059400504	Housing and Business Mix	HBX-2	46.84	0.15	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	2.33; 0	1909		
OAKLAND	1450 32ND ST OAKLAND 94608	94608	007 059501901	Mixed Housing Type Residential	RM-3	2 per lot	0.40	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	4.5; 0.33	1957		
OAKLAND	1951 23RD AVE OAKLAND 94606	94601	021 024800801	Mixed Housing Type Residential	RM-3	2 per lot	0.21	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	0	2	0.14; 0.12			
OAKLAND	2057 23RD AVE OAKLAND 94606	94606	021 025200100	Mixed Housing Type Residential	RM-3	1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	0; 0			
OAKLAND	2134 35TH AVE OAKLAND 94601	94601	032 211200600	Mixed Housing Type Residential	RM-4	1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	3200 DAVIS ST OAKLAND 94601	94601	027 084601900	Mixed Housing Type Residential	RM-3	2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1913		
OAKLAND	HARRINGTON AVE OAKLAND 94601	94601	032 210006000	Mixed Housing Type Residential	RM-2	1 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	2130 35TH AVE OAKLAND 94601	94601	032 211200500	Mixed Housing Type Residential	RM-4	1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	2007 CROSBY AVE OAKLAND 94601	94601	032 211600300	Mixed Housing Type Residential	RM-2	1 per lot	0.07	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0	1911		
OAKLAND	2715 ADELINE ST OAKLAND 94607	94607	005 044600102	Business Mix	CIX-1A	0.00	0.48	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	91	91	0; 0.99			
OAKLAND	2911 MAGNOLIA ST OAKLAND 94608	94608	005 045801002	Mixed Housing Type Residential	RM-2	1 per lot	0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0; 0	1890		
OAKLAND	2801 LINDEN ST OAKLAND 94608	94608	005 045504400	Mixed Housing Type Residential	RM-2	1 per lot	0.09	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.94; 0	1910		
OAKLAND	2619 MAGNOLIA ST OAKLAND 94607	94607	005 044500601	Business Mix	CIX-1A	0.00	2.25	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	0.83; 1.01	1917		
OAKLAND	487H AV OAKLAND 94601	94601	035 236003600	Mixed Housing Type Residential	RM-3	1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	1; 0			
OAKLAND	1519 48TH AVE OAKLAND 94601	94601	035 236000700	Urban Residential	RM-3	2 per lot	0.15	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1915		
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003400	Mixed Housing Type Residential	RM-3	1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	1942 48TH AVE OAKLAND 94601	94601	035 238300700	Mixed Housing Type Residential	RM-3	2 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	1437 48TH AVE OAKLAND 94601	94601	035 236003300	Mixed Housing Type Residential	RM-3	1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	4601 FOOTHILL BLVD OAKLAND 94601	94601	035 240000100	Urban Residential	RU-5	96.80	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	487H AV OAKLAND 94601	94601	035 236003500	Mixed Housing Type Residential	RM-3	1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	1; 0			
OAKLAND	878 42ND ST OAKLAND 94608	94608	013 109001700	Mixed Housing Type Residential	RM-2	1 per lot	0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.43; 0	1906		
OAKLAND	4120 MARKET ST OAKLAND 94608	94608	012 101901200	Mixed Housing Type Residential	RM-2	1 per lot	0.28	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1925		
OAKLAND	1396 5TH ST OAKLAND 94607	94607	004 006902400	Community Commercial	S-15W	193.60	0.88	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	206	222	0; 0			1 Maptionnaire site selection.
OAKLAND	288 9TH AVE OAKLAND 94606	94606	018 046500204	EPP Parks	OS (RSP)	0.00	11.86	Marina	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	254	0	0	254	0; 0			
OAKLAND	8TH AVE OAKLAND 94607	94607	018 046501500	EPP Planned Waterfront Development 4	D-OTN	0.00	1.44	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	475	475	0; 0			1 Maptionnaire site selection.
OAKLAND	37 8TH AVE OAKLAND 94606	94606	018 046501800	EPP Planned Waterfront Development 4	D-OTN	0.00	2.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	378	378	0; 0			
OAKLAND	8TH AVE OAKLAND 94607	94607	018 046501600	EPP Planned Waterfront Development 4	D-OTN	0.00	1.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	196	196	0; 0			
OAKLAND	2400 ADELINE ST OAKLAND 94607	94607	005 043601102	Housing and Business Mix	HBX-4	54.45	0.55	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	29	29	0.56; 0			See B2201034.
OAKLAND	2342 MAGNOLIA ST OAKLAND 94607	94607	005 042602201	Housing and Business Mix	HBX-4	54.45	0.37	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	13	13	0; 0			See B2001771.
OAKLAND	2401 ADELINE ST OAKLAND 94607	94607	005 043701100	Housing and Business Mix	HBX-4	54.45	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	16	18	3.17; 0			
OAKLAND	310 BROADWAY OAKLAND 94607	94607	001 013901200	EPP Retail Dining Entertainment 2	C-45	145.20	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	1.48; 0.98	1925		
OAKLAND	419 4TH ST OAKLAND 94607	94607	001 013901500	EPP Retail Dining Entertainment 2	C-45	145.20	0.32	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	69	69	0.76; 0.99	1920		
OAKLAND	4207 BROADWAY OAKLAND 94611	94611	012 100201001	Community Commercial	CC-2	96.80	0.17	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	121	127	0.16; 1.02	1985		1 Maptionnaire site selection.
OAKLAND	330 40TH ST OAKLAND 94609	94609	012 100001500	Community Commercial	CC-2	116.16	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	21	21	0; 0			
OAKLAND	5130 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236302900	Urban Residential	RU-5	116.16	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	3	0	0	3	0.35; 0.15	1947		
OAKLAND	4825 FOOTHILL BLVD OAKLAND 94601	94601	035 238500100	Urban Residential	RU-5	96.80	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	14	0	0	14	0.03; 0.08			
OAKLAND	4610 INTERNATIONAL BLVD OAKLAND 94601	94601	035 235902201	Urban Residential	CC-2	158.40	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	35	0	0	35	0; 0.11	1967		
OAKLAND	1395 7TH ST OAKLAND 94607	94607	004 006900100	Community Commercial	S-15W	193.60	0.54	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	83	0	0	83	0.14; 0.04			1 Maptionnaire site selection.
OAKLAND	1546 7TH ST OAKLAND 94606	94606	004 009501700	Community Commercial	CC-2	0.00	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5	0	5	0; 0			
OAKLAND	718 CAMPBELL ST OAKLAND 94607	94607	006 003002300	Mixed Housing Type Residential	RM-2	1 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	0	2	0; 0			
OAKLAND	1452 7TH ST OAKLAND 94607	94607	004 002701300	Community Commercial	S-15W	116.16	0.10	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	9	0	0	9	0; 0.3			
OAKLAND	1620 7TH ST OAKLAND 94607	94607	006 003001900	Community Commercial	CC-2	96.80	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20	0	20	0; 0			
OAKLAND	1534 7TH ST OAKLAND 94606	94606	004 009501600	Community Commercial	CC-2	0.00	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5	0	5	0; 0			
OAKLAND	1484 7TH ST OAKLAND 94607	94607	004 007901701	Community Commercial	S-15W	116.16	0.20	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	9	0	0	9	0.58; 0.25	1997		
OAKLAND	1528 7TH ST OAKLAND 94606	94606	004 009501500	Community Commercial	CC-2	0.00	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	0; 0			
OAKLAND	707 PERALTA ST OAKLAND 94607	94607	006 003001800	Community Commercial	CC-2	96.80	0.13	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7	0	7	0; 1.29	1880		
OAKLAND	1470 7TH ST OAKLAND 94607	94607	004 007901500	Community Commercial	S-15W	116.16	0.32	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	29	0	0	29	0; 0			1 Maptionnaire site selection.
OAKLAND	1626 7TH ST OAKLAND 94606	94606	006 003002000	Community Commercial	CC-2	96.80	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2	0	2	0; 0			
OAKLAND	713 PERALTA ST OAKLAND 94607	94607	006 003001700	Mixed Housing Type Residential	CC-2	96.80	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	10	0	10	0; 0			
OAKLAND	1572 7TH ST OAKLAND 94607	94607	004 007901200	Community Commercial	CC-2	96.80	0.05	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	2	0	0	2	0.27; 1.39	1907		
OAKLAND	1462 7TH ST OAKLAND 94607	94607	004 007901400	Community Commercial	S-15W	116.16	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5	0	5	0; 0.3			
OAKLAND	1520 7TH ST OAKLAND 94607	94607	004 009501400	Community Commercial	CC-2	0.00	0.29	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	22	0	22	0.28; 0			
OAKLAND	8TH ST OAKLAND 94607	94607	004 000700101	Urban Residential	RM-1	1 per lot	0.22	Cemetery/Mortuary	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	0	1	1; 0.6			
OAKLAND	533 KIRKHAM ST OAKLAND 94607	94607	004 006900202	Community Commercial	S-15W	193.60	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	36	0	36	0; 0			
OAKLAND	355 MANDELA PKWY OAKLAND 94607	94607	004 007300800	Community Commercial	S-15W	116.16	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12	0	12	0; 0.65			
OAKLAND	822 WASHINGTON ST OAKLAND 94607	94607	001 020101000	Central Business District	CBD-P	145.20	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19	0	19	0; 0			
OAKLAND	468 8TH ST OAKLAND 94607	94607	001 020100800	Central Business District	CBD-P	145.20	0.06	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6	0	6	0; 0			
OAKLAND	806 WASHINGTON ST OAKLAND 94607	94607	001 020101100	Central Business District	CBD-P	145.20	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9	0	9	0; 0			
OAKLAND	478 8TH ST OAKLAND 94607	94607	001 020100900	Central Business District	CBD-P	145.20	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	12	0	0	12	0; 0			
OAKLAND	4366 BROADWAY OAKLAND 94611	94611	013 110802401	Community Commercial	CC-2	96.80	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	17	0	0	17	0; 0			1 Maptionnaire site selection.
OAKLAND	19TH ST OAKLAND 94607	94607	003 006100903	Central Business District	CBD-X	484.00	0.19	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	88	88	0; 0			See B1901911.
OAKLAND	RISPIN DR OAKLAND 94705	94705	048H765601900	Hillside Residential	RH-4	1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	248 GRAVATT DR OAKLAND 94603	94603	048H760605400	Hillside Residential	RH-4	1 per lot	0.72	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0	1987		
OAKLAND	OLD TUNNEL RD OAKLAND 94603	94603	048H751000304	Hillside Residential	RH-4	1 per lot	0.65	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	GRAVATT DR OAKLAND 94603	94603	048H760605400	Hillside Residential	RH-4	1 per lot	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	2 EVERGREEN LN OAKLAND 94705	94705	048H766303500	Hillside Residential	RH-4	1 per lot	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	44	44	0; 0			
OAKLAND	1049 GRAND VIEW DR OAKLAND 94603	94603	048H760602200	Hillside Residential	RH-4	1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	1	0; 0			
OAKLAND	41 VICENTE PL OAKLAND 94605	94605	048H765401203	Hillside Residential	RH-4	1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	1090 AMITO AVE OAKLAND 94603	94603	048H765202101	Hillside Residential

OAKLAND	715 CENTER ST OAKLAND 94607	94607	004 007901200		Community Commercial	S-15W		116.16	0.03	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	0	3	0; 0.3			
OAKLAND	2411 MACARTHUR BLVD OAKLAND 94602	94602	028 090602701		Urban Residential	CN-1		96.80	0.42	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32	0	32	0.21; 0.13	1976		1 Maptionnaire site selection.
OAKLAND	6500 FOOTHILL BLVD OAKLAND 94605	94605	039 327901503		Community Commercial	CC-2		96.80	0.32	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20	0	20	0.19; 0.11	1958		
OAKLAND	6001 FOOTHILL BLVD OAKLAND 94605	94605	038 320100100		Urban Residential	CN-3		96.80	0.19	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	0	1	0.92; 0.12			
OAKLAND	LAKE SHORE AVE OAKLAND 94608	94608	023 041500100		Urban Residential	RU-3		96.80	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	15	0	15	0; 0			1 Maptionnaire site selection.
OAKLAND	5330 FOOTHILL BLVD OAKLAND 94601	94601	035 237800600		Neighborhood Center Mixed Use	CN-3		79.20	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8	0	8	0.25; 0.06			
OAKLAND	POTTER ST OAKLAND 94601	94601	036 242702200		Detached Unit Residential	RD-2	1 per lot	0.10	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	0; 0			
OAKLAND	5211 BELVEDERE ST OAKLAND 94601	94601	035 237301600		Detached Unit Residential	RD-2	1 per lot	0.14	Single Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1.5; 0	1917		
OAKLAND	6225 HARMON AVE OAKLAND 94621	94621	038 321302900		Mixed Housing Type Residential	RM-2	1 per lot	0.17	Single Family Residential		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.13; 0	1912		
OAKLAND	1641 CHURCH ST OAKLAND 94621	94621	039 325102502		Detached Unit Residential	RD-1	1 per lot	0.06	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6106 HAYES ST OAKLAND 94621	94621	038 321001004		Mixed Housing Type Residential	RM-3	2 per lot	0.22	Single Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1908		
OAKLAND	5490 FOOTHILL BLVD OAKLAND 94601	94601	035 237600100		Urban Residential	RU-4		96.80	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1	0	1	0; 0			
OAKLAND	5308 FAIRFAX AVE OAKLAND 94601	94601	035 238901400		Neighborhood Center Mixed Use	CN-3		79.20	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2	0	2	0; 0			1 Maptionnaire site selection.
OAKLAND	5319 FOOTHILL BLVD OAKLAND 94601	94601	035 238901500		Neighborhood Center Mixed Use	CN-3		79.20	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3	0	3	0; 0			
OAKLAND	7018 INTERNATIONAL BLVD OAKLAND 94621	94621	039 331203000		Urban Residential	RU-5		116.16	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1	0	1	0; 0			
OAKLAND	7000 INTERNATIONAL BLVD OAKLAND 94621	94621	039 331203701		Urban Residential	RU-5		116.16	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	0	3	0; 0			
OAKLAND	6200 INTERNATIONAL BLVD OAKLAND 94621	94621	038 322201901		Urban Residential	RU-5		158.40	0.24	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	0	4	0; 0			
OAKLAND	INTERNATIONAL BLVD OAKLAND 94611	94611	041 413100301		Urban Residential	RU-5		116.16	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3	0	3	0; 0			
OAKLAND	6415 INTERNATIONAL BLVD OAKLAND 94621	94621	041 405002100		Urban Residential	RU-5		116.16	0.27	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	0	3	0.04; 0.11	1950		
OAKLAND	7744 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335504901		Urban Residential	RU-5		116.16	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	0	1	0; 0.09			
OAKLAND	7700 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335505600		Urban Residential	RU-5		116.16	0.08	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	0	1	0; 1.02	1923		
OAKLAND	7744 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335505001		Urban Residential	RU-5		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	0	1	0; 0			
OAKLAND	8023 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200300		Urban Residential	RU-4		116.16	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2	0	2	0; 0			
OAKLAND	8000 INTERNATIONAL BLVD OAKLAND 94621	94621	040 336802201		Urban Residential	RU-5		116.16	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5	0	5	0; 0			
OAKLAND	108TH AV OAKLAND 94603	94603	047 554700500		Detached Unit Residential	RD-1	1 per lot	0.09	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	3751 INTERNATIONAL BLVD OAKLAND 94601	94601	033 215800501		Neighborhood Center Mixed Use	CN-2		158.40	0.36	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	90	3	0	183	0; 1.2			
OAKLAND	919 38TH AVE OAKLAND 94601	94601	033 216800700		Housing and Business Mix	HBX-1		43.56	0.14	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	1.22; 0	1905		
OAKLAND	3401 39TH AVE OAKLAND 94601	94601	033 213804000		Mixed Housing Type Residential	RM-2	1 per lot	0.16	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	RETTIG AVE OAKLAND 94608	94608	029 106903900		Detached Unit Residential	RD-1	1 per lot	0.09	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	2932 CARMEL ST OAKLAND 94602	94602	029 098202100		Mixed Housing Type Residential	RM-2	1 per lot	0.25	Multi Family Residential		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.08; 0	1920		
OAKLAND	3722 REDWOOD RD OAKLAND 94619	94619	029 110901401		Detached Unit Residential	RD-1	1 per lot	0.07	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	8001 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200100		Urban Residential	RU-4		116.16	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	0	3	0.01; 0			
OAKLAND	8019 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200200		Urban Residential	RU-4		116.16	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3	0	3	0; 0			
OAKLAND	8332 INTERNATIONAL BLVD OAKLAND 94621	94621	041 455100101		Neighborhood Center Mixed Use	CN-3		116.16	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	0	14	0; 0.33	1946		
OAKLAND	3755 FOOTHILL BLVD OAKLAND 94601	94601	033 213503100		Urban Residential	RU-4		96.80	0.22	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	0	14	0; 0.11			
OAKLAND	3609 INTERNATIONAL BLVD OAKLAND 94601	94601	033 217700101		Neighborhood Center Mixed Use	CN-2		158.40	0.25	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	31	0	31	0.4; 0.12	1962		
OAKLAND	919 STANFORD AVE OAKLAND 94608	94608	029 112900100		Housing and Business Mix	HBX-1		43.56	0.20	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	0; 1.07	1946		See B2200335.
OAKLAND	980 STANFORD AVE OAKLAND 94608	94608	015 134000500		Mixed Housing Type Residential	RM-2	1 per lot	0.10	Single Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0; 0	1910		
OAKLAND	STANFORD AVE OAKLAND 94608	94608	015 134002701		Mixed Housing Type Residential	RM-2	1 per lot	0.10	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0; 0			
OAKLAND	GOULDIN RD OAKLAND 94603	94603	048 737204500		Hillside Residential	RH-4	1 per lot	0.20	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	7009 SKYLINE BLVD OAKLAND 94611	94611	048D744801303		Hillside Residential	RH-3	1 per lot	0.30	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	THORNHILL DR OAKLAND 94603	94603	048F737806800		Hillside Residential	RH-3	1 per lot	0.29	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SHEPHERD CANYON RD OAKLAND 94603	94603	048D73045703		Hillside Residential	RH-3	1 per lot	0.38	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B719902700		Detached Unit Residential	RD-1	1 per lot	0.12	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	17014 BROADWAY TER OAKLAND 94611	94611	048G742803100		Hillside Residential	RH-4	1 per lot	0.22	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	RUTHLAND RD OAKLAND 94603	94603	048C741503200		Hillside Residential	RH-4	1 per lot	0.21	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	15010 BROADWAY TER OAKLAND 94611	94611	048G742701105		Hillside Residential	RH-3	1 per lot	0.30	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0	1969		
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744703904		Hillside Residential	RH-3	1 per lot	0.19	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744401000		Hillside Residential	RH-4	1 per lot	0.16	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101200		Hillside Residential	RH-3	1 per lot	0.16	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	WOODROW DR OAKLAND 94603	94603	048F732702703		Hillside Residential	RH-3	1 per lot	0.16	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048F732202502		Hillside Residential	RH-4	1 per lot	0.14	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	THORNHILL DR OAKLAND 94603	94603	048F737806500		Hillside Residential	RH-3	1 per lot	0.32	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	9 HOMEGLEN LN OAKLAND 94611	94611	048E732403300		Hillside Residential	RH-4	1 per lot	0.12	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6979 ELVERTON DR OAKLAND 94611	94611	048G744802903		Hillside Residential	RH-3	1 per lot	0.43	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.51; 0			
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730303100		Hillside Residential	RH-4	1 per lot	0.24	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730306900		Hillside Residential	RH-4	1 per lot	0.16	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101400		Hillside Residential	RH-3	1 per lot	0.15	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732202300		Hillside Residential	RH-4	1 per lot	0.13	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048D745002800		Hillside Residential	RH-4	1 per lot	0.26	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	MOORE DR OAKLAND 94603	94603	048D731002200		Hillside Residential	RH-4	1 per lot	0.17	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6645 EXETER DR OAKLAND 94611	94611	048D729900803		Hillside Residential	RH-4	1 per lot	0.12	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1.17; 0			
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730206103		Hillside Residential	RH-4	1 per lot	0.18	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	5450 MASONIC AVE OAKLAND 94618	94618	048B716500202		Hillside Residential	RH-4	1 per lot	0.12	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.02; 0			
OAKLAND	BALSAM WAY OAKLAND 94603	94603	048G743201400		Hillside Residential	RH-4	1 per lot	0.27	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	WOODROW DR OAKLAND 94603	94603	048F732702100		Hillside Residential	RH-3	1 per lot	0.17	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6587 THORNHILL DR OAKLAND 94611	94611	048F737806500		Hillside Residential	RH-3	1 per lot	0.29	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B719902600		Detached Unit Residential	RD-1	1 per lot	0.12	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	PINEHAVEN RD OAKLAND 94603	94603	048G744802400		Hillside Residential	RH-4	1 per lot	0.25	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	PASO ROBLES DR OAKLAND 94603	94603	048E732806700		Hillside Residential	RH-4	1 per lot	0.13	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101300		Hillside Residential	RH-3	1 per lot	0.18	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6002 MAZUELA DR OAKLAND 94611	94611	048F740001400		Hillside Residential	RH-3	1 per lot	0.34	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730303000		Hillside Residential	RH-4	1 per lot	0.26	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	BASSHOTTE DR OAKLAND 94603	94603	048D728205000		Hillside Residential	RH-3	1 per lot	0.17	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D728105001		Hillside Residential	RH-4	1 per lot	0.65	Parks, Recreation & Open Space		YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	BALSAM WAY OAKLAND 94603	94603	048G743201202		Hillside Residential	RH-4	1 per lot	0.19	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6034 THORNHILL DR OAKLAND 94611	94611	048F738302406		Hillside Residential	RH-4	1 per lot	0.51	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.58; 0			
OAKLAND	THORNDALE DR OAKLAND 94611	94611	048G744804300		Hillside Residential	RH-3	1 per lot	0.17	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	ARROWHEAD DR OAKLAND 94603	94603	048F732104802		Hillside Residential	RH-3	1 per lot	0.40	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	MANZANITA DR OAKLAND 94603	94603	048F731902000		Hillside Residential	RH-4	1 per lot	0.15	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	1684 ARROWHEAD DR OAKLAND 94611	94611	048E732201500		Hillside Residential	RH-4	1 per lot	0.13	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6298 WESTOVER DR OAKLAND 94611	94611	048D730306700		Hillside Residential	RH-4	1 per lot	0.18	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6959 BALSAM WAY OAKLAND 94611	94611	048D743201500		Hillside Residential	RH-4	1 per lot	0.33	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	JEWELL CT OAKLAND 94603	94603	048D744502800		Hillside Residential	RH-4	1 per lot	0.13	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6142 RUTHLAND RD OAKLAND 94611	94611	048G741503100		Hillside Residential	RH-4	1 per lot	0.19	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0	1924		
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744400503		Hillside Residential	RH-4	1 per lot	0.21	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SHEPHERD CANYON RD OAKLAND 94611	94611	048E732603100		Hillside Residential	RH-3	1 per lot	0.31	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203100		Hillside Residential	RH-4	1 per lot	0.19	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	OAKWOOD DR OAKLAND 94603	94603	048F737802600		Hillside Residential	RH-4	1 per lot	0.33	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6701 SNAKE RD OAKLAND 94611	94611	048F737405902		Hillside Residential	RH-4	1 per lot	0.12	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	OAKWOOD DR OAKLAND 94603	94603	048F737701800		Hillside Residential	RH-4	1 per lot	0.17	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0; 0			
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203000		Hillside Residential	RH-4	1 per lot	0.20	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SNAKE RD OAKLAND 94603	94603	048F737601800		Hillside Residential	RH-4	1 per lot	0.17	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730307200		Hillside Residential	RH-4	1 per lot	0.20	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730301214		Hillside Residential	RH-4	1 per lot	0.04	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730308700		Hillside Residential	RH-4	1 per lot	0.15	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	GIRVIN DR OAKLAND 94611	94611	048D730205200		Hillside Residential	RH-4	1 per lot	0.29	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730205600		Hillside Residential	RH-4	1 per lot	0.18	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6735 SIMS DR OAKLAND 94611	94611	048C719302500		Hillside Residential	RH-4	1 per lot	0.19	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	20 TAURUS AVE OAKLAND 94611	94611	048G742602900		Hillside Residential	RH-4	1 per lot	0.24	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732004800		Hillside Residential	RH-4	1 per lot	0.19	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	6657 SKYLINE BLVD OAKLAND 94611	94611	048D745002400		Hillside Residential	RH-4	1 per lot	0.18	Single Family Residential		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	2019		
OAKLAND	AITKEN DR OAKLAND 94611	94611	048D730300501		Hillside Residential	RH-4	1 per lot	0.08	Vacant		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	LA SALLE AVE OAKLAND 94603	94603	048C719101804		Hillside Residential	RH-4	1 per lot	0.76	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	200 FALLON ST OAKLAND 94607	94607	018 044002903		EPP Mixed Use District	M-20		0.00	1.73	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	276	276	1.07; 0.26	1974		
OAKLAND	2211 WEST ST OAKLAND 94612	94612	003 002701100		Community Commercial	CC-2		116.16	0.09	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	2.33; 0	1907		
OAKLAND	2304 9TH AVE OAKLAND 94606	94606	022 031800806		Mixed Housing Type Residential	RM-3	2 per lot	0.24	Duplex/Two Units		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	2.33; 0	1902		
OAKLAND	2318 9TH AVE OAKLAND 94606	94606	022 031800900		Mixed Housing Type Residential	RM-3	2 per lot	0.17	Duplex/Two Units		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	1.36; 0	1884		
OAKLAND	915 GROSVENOR PL OAKLAND 94610	94610	011 088001516		Detached Unit Residential	RD-1	1 per lot	0.44	Vacant		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0; 0			
OAKLAND	800 W GRAND AVE OAKLAND 94607	94607	003 001900400		Community Commercial	CC-2		116.16	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19	0	19	0; 0			
OAKLAND	800 W GRAND AVE OAKLAND 94607	94607	003 001900300		Community Commercial	CC-2		116.16	0.45	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0

OAKLAND	3322 HARRISON ST OAKLAND 94611	94611	010 081002000	Mixed Housing Type Residential	RM-3	1 per lot	0.05	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.37; 0	1907													
OAKLAND	3317 HARRISON ST OAKLAND 94611	94611	010 080900600	Mixed Housing Type Residential	RM-4	2 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0, 0														
OAKLAND	430 ADAMS ST OAKLAND 94610	94610	010 078500200	Urban Residential	RU-2	54.45	0.14	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	11	2.33; 0	1904													
OAKLAND	5131 SHATTUCK AVE OAKLAND 94609	94609	014 121603102	Neighborhood Center Mixed Use	CN-4	96.80	0.51	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	36	0	36	0.17; 0.07	1970	1 Maptionnaire site selection.												
OAKLAND	5TH ST OAKLAND 94607	94607	001 012102702	EPP Light Industry 1	C-40	96.80	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20	0	20	0, 0														
OAKLAND	3881 M L KING JR WAY OAKLAND 94609	94609	012 096300100	Neighborhood Center Mixed Use	CN-3	116.16	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	15	0	15	0, 0		3 Maptionnaire site selections.												
OAKLAND	100 MACARTHUR BLVD OAKLAND 94610	94610	010 081200801	Urban Residential	CN-4	79.20	0.36	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	21	0	21	0, 0.07														
OAKLAND	678 CHETWOOD ST OAKLAND 94610	94610	010 083203000	Mixed Housing Type Residential	RM-1	1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	3210 HARRISON ST OAKLAND 94611	94611	010 079300100	Mixed Housing Type Residential	RM-4	2 per lot	0.13	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	1.31, 0														
OAKLAND	684 FAIRMOUNT AVE OAKLAND 94611	94611	012 093202600	Mixed Housing Type Residential	RM-2	1 per lot	0.19	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.94; 0	1952													
OAKLAND	3712 39TH AVE OAKLAND 94619	94619	030 192500700	Mixed Housing Type Residential	RM-3	2 per lot	0.30	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33; 0	1926													
OAKLAND	3142 HIGH ST OAKLAND 94619	94619	032 203216600	Mixed Housing Type Residential	RM-4	2 per lot	0.27	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	2.33; 0	1913													
OAKLAND	3820 MAYBELLE AVE OAKLAND 94619	94619	030 193301300	Mixed Housing Type Residential	RM-3	2 per lot	0.29	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	2.33; 0	1966	See B2002446.												
OAKLAND	6000 MOUNTAIN BLVD OAKLAND 94605	94605	037 268602900	Hillside Residential	RH-4	1 per lot	1.11	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	424 28TH ST OAKLAND 94609	94609	009 068300600	Community Commercial	CC-2	158.40	0.23	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	42	47	0, 0		See B2102787.												
OAKLAND	451 28TH ST OAKLAND 94609	94609	009 068400301	Community Commercial	CC-2	158.40	0.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	51	54	0, 0														
OAKLAND	2866 MCKILLOP RD OAKLAND 94602	94602	026 081009201	Mixed Housing Type Residential	RM-1	1 per lot	0.40	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	2611 SEMINARY AVE OAKLAND 94605	94605	038 317503300	Neighborhood Center Mixed Use	CN-3	96.80	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	25	28	0, 0														
OAKLAND	2120 MONTANA ST OAKLAND 94602	94602	026 083402201	Neighborhood Center Mixed Use	CN-3	79.20	0.32	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	19	0	0	19	0, 0.01	1978	2 Maptionnaire site selections.												
OAKLAND	10733 PIPPIN ST OAKLAND 94603	94603	045 525300700	Mixed Housing Type Residential	RM-2	1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	906 E 12TH ST OAKLAND 94606	94606	020 012001200	Neighborhood Center Mixed Use	CN-3	96.80	0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	5	5	2.16; 0	1915													
OAKLAND	1003 E 15TH ST OAKLAND 94606	94606	020 013901702	Mixed Housing Type Residential	RM-2	1 per lot	0.91	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	67	0	1	68	2.35; 0	1920													
OAKLAND	1433 12TH AVE OAKLAND 94606	94606	020 014000500	Mixed Housing Type Residential	RM-2	1 per lot	0.48	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42	0	0	42	1.75; 0.59														
OAKLAND	830 E 17TH ST OAKLAND 94606	94606	020 021801100	Mixed Housing Type Residential	RM-2	1 per lot	0.10	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.25; 0	1890													
OAKLAND	2311 SAN PABLO AVE OAKLAND 94612	94612	003 002105000	Community Commercial	CC-2	158.40	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	39	44	0, 0														
OAKLAND	2317 SAN PABLO AVE OAKLAND 94612	94612	003 002100900	Community Commercial	CC-2	96.80	0.07	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1.92; 2.7	1893													
OAKLAND	3050 MACARTHUR BLVD OAKLAND 94602	94602	028 093900802	Urban Residential	RU-4	96.80	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	15	15	0, 0.43	1931	1 Maptionnaire site selection.												
OAKLAND	825 8TH AVE OAKLAND 94606	94606	019 000900302	Housing and Business Mix	HBX-2	46.84	0.43	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	15	15	1.7; 0.82	1953													
OAKLAND	3074 MALCOLM AVE OAKLAND 94605	94605	048 566700504	Detached Unit Residential	RD-1	1 per lot	0.14	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	825 E 12TH ST OAKLAND 94606	94606	019 003400302	Neighborhood Center Mixed Use	CN-3	96.80	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20	0	20	0.14; 0														
OAKLAND	1111 E 12TH ST OAKLAND 94606	94606	020 003700101	Neighborhood Center Mixed Use	CN-3	96.80	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	24	0	24	0.11; 0.08														
OAKLAND	1035 E 12TH ST OAKLAND 94606	94606	019 001600502	Neighborhood Center Mixed Use	CN-3	96.80	0.24	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	16	0	16	0, 0														
OAKLAND	1118 E 12TH ST OAKLAND 94606	94606	020 011801300	Neighborhood Center Mixed Use	CN-3	79.20	0.24	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	15	0	15	0, 0.15														
OAKLAND	1200 M L KING JR WAY OAKLAND 94612	94612	002 002700609	Central Business District	CBD-C	484.00	1.79	Parking Garage	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	183	122	306	611	0, 0														
OAKLAND	1403 ADELINE ST OAKLAND 94607	94607	005 037803300	Mixed Housing Type Residential	RM-4	1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0, 0														
OAKLAND	1606 CHESTNUT ST OAKLAND 94607	94607	005 038701400	Mixed Housing Type Residential	RM-2	1 per lot	0.03	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0, 0														
OAKLAND	1608 CHESTNUT ST OAKLAND 94607	94607	005 038701500	Mixed Housing Type Residential	RM-2	1 per lot	0.03	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0, 0														
OAKLAND	1415 ADELINE ST OAKLAND 94607	94607	005 037803000	Mixed Housing Type Residential	RM-4	1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0, 0														
OAKLAND	1407 ADELINE ST OAKLAND 94607	94607	005 037803200	Mixed Housing Type Residential	RM-4	1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0, 0														
OAKLAND	1158 14TH ST OAKLAND 94607	94607	005 037802800	Mixed Housing Type Residential	RM-4	1 per lot	0.06	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0, 0														
OAKLAND	1230 14TH ST OAKLAND 94607	94607	005 037701901	Mixed Housing Type Residential	RM-4	2 per lot	0.28	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8	0	8	0.24; 0.1														
OAKLAND	1411 ADELINE ST OAKLAND 94607	94607	005 037803100	Mixed Housing Type Residential	RM-4	1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0, 0														
OAKLAND	1154 14TH ST OAKLAND 94607	94607	005 037802900	Mixed Housing Type Residential	RM-4	1 per lot	0.06	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0, 0														
OAKLAND	8700 INTERNATIONAL BLVD OAKLAND 94621	94621	043 458001300	Urban Residential	RU-5	116.16	0.24	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	0	1	0.53; 0.03	1966													
OAKLAND	9000 INTERNATIONAL BLVD OAKLAND 94603	94603	046 542101201	Neighborhood Center Mixed Use	CN-3	116.16	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	13	0	13	0, 0														
OAKLAND	EDGEMONT WAY OAKLAND 94603	94603	048 617504100	Hillside Residential	RH-4	1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	HOOD ST OAKLAND 94603	94603	048 566401300	Detached Unit Residential	RD-1	1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	233 BROADWAY OAKLAND 94607	94607	001 015500100	EPP Retail Dining Entertainment 2	C-45	145.20	0.09	Hotel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	13	117	130	260	0.76	1965													
OAKLAND	2131 FILBERT ST OAKLAND 94607	94607	005 041300700	Community Commercial	CC-2	116.16	0.02	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	3824 FOOTHILL BLVD OAKLAND 94601	94601	032 208702401	Urban Residential	RU-5	96.80	0.09	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	0, 0.53	1915													
OAKLAND	4631 CONGRESS AVE OAKLAND 94601	94601	036 241500400	Mixed Housing Type Residential	RM-3	2 per lot	0.18	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	2.33; 0	1920													
OAKLAND	2166 HIGH ST OAKLAND 94601	94601	032 204703301	Mixed Housing Type Residential	RM-4	2 per lot	0.21	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0	1908													
OAKLAND	530 32ND ST OAKLAND 94609	94609	009 071600900	Urban Residential	RU-1	39.60	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	1.13; 0														
OAKLAND	3414 ANDOVER ST OAKLAND 94609	94609	009 073401300	Institutional	S-1	0.00	0.14	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20	2.33; 0	1903													
OAKLAND	3403 PIEDMONT AVE OAKLAND 94611	94611	009 073200502	Community Commercial	D-BV-3	158.40	0.05	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	0	69	76	0.46; 0														
OAKLAND	129 ALPINE TER OAKLAND 94618	94618	048A710705000	Detached Unit Residential	RD-1	1 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	6167 ACACIA AVE OAKLAND 94618	94618	048A712004403	Detached Unit Residential	RD-1	1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	6268 ACACIA AVE OAKLAND 94618	94618	048A710701800	Detached Unit Residential	RD-1	1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0	1939													
OAKLAND	MARGARIDO DR OAKLAND 94623	94603	048A711200600	Detached Unit Residential	RD-1	1 per lot	0.14	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001600	Detached Unit Residential	RD-1	1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	125 10TH ST OAKLAND 94607	94607	002 008500900	Central Business District	D-LM-4	396.00	0.11	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	11	0	11	0.67; 0.66	1940													
OAKLAND	157 11TH ST OAKLAND 94607	94607	002 008300600	Central Business District	D-LM-4	193.60	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	0	14	0, 0														
OAKLAND	138 10TH ST OAKLAND 94607	94607	002 008500600	Central Business District	D-LM-4	193.60	0.13	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6	0	6	0.6; 0	1908													
OAKLAND	102 10TH ST OAKLAND 94607	94607	002 008500400	Central Business District	D-LM-4	193.60	0.35	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	26	0	26	0, 1	1920													
OAKLAND	963 OAK ST OAKLAND 94607	94607	002 008501100	Central Business District	D-LM-4	396.00	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	33	0	33	0, 0		1 Maptionnaire site selection.												
OAKLAND	128 10TH ST OAKLAND 94607	94607	002 008500500	Central Business District	D-LM-4	193.60	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9	0	9	0, 0														
OAKLAND	149 11TH ST OAKLAND 94607	94607	002 008500100	Central Business District	D-LM-4	193.60	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25	0	25	0, 1														
OAKLAND	113 10TH ST OAKLAND 94607	94607	002 008501000	Central Business District	D-LM-4	396.00	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25	0	25	0, 1.98	1915													
OAKLAND	4529 FOOTHILL BLVD OAKLAND 94601	94601	035 240100101	Urban Residential	RU-5	96.80	0.45	School, College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17	0	17	0, 0		1 Maptionnaire site selection.												
OAKLAND	4280 FOOTHILL BLVD OAKLAND 94601	94601	035 235100502	Community Commercial	CC-2	116.16	0.43	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	39	0	39	0.09; 0.11	1972	1 Maptionnaire site selection.												
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001701	Detached Unit Residential	RD-1	1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	2040 SOLANO WAY OAKLAND 94606	94606	020 010900603	Urban Residential	RU-4	96.80	0.10	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	6817 SKYVIEW DR OAKLAND 94605	94605	037A316620100	Resource Conservation	RM-3	2 per lot	2.65	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	0, 0	2018													
OAKLAND	8750 GOLF LINKS RD OAKLAND 94605	94605	043A464204900	Detached Unit Residential	RD-1	1 per lot	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	8816 BURR ST OAKLAND 94605	94605	043A464102700	Detached Unit Residential	RD-1	1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	8760 GOLF LINKS RD OAKLAND 94605	94605	043A464205000	Detached Unit Residential	RD-1	1 per lot	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	9680 MOUNTAIN BLVD OAKLAND 94605	94605	043A467604900	Hillside Residential	RH-4	1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	9430 MACARTHUR BLVD OAKLAND 94605	94605	048 559905200	Urban Residential	RU-4	96.80	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0, 0														
OAKLAND	894 ISABELLA ST OAKLAND 94607	94607	003 001701000	Mixed Housing Type Residential	RM-2	1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	852 MEAD AVE OAKLAND 94607	94607	003 000701300	Mixed Housing Type Residential	RM-3	1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	2220 MYRTLE ST OAKLAND 94607	94607	005 043101902	Community Commercial	CC-2	158.40	0.29	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	115	115	0.69	1928	See B1803184.												
OAKLAND	1217 52ND AVE OAKLAND 94601	94601	034 227302700	Mixed Housing Type Residential	RM-1	1 per lot	0.13	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0, 0	1916													
OAKLAND	477 DOUGLAS AVE OAKLAND 94603	94603	045 536201002	Detached Unit Residential	RD-1	1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	1495 E 22ND ST OAKLAND 94606	94606	021 028801021	Mixed Housing Type Residential	RM-3	2 per lot	0.87	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	2.32; 0	1990													
OAKLAND	2022 TELEGRAPH AVE OAKLAND 94612	94612	008 064900102	Central Business District	CBD-P	484.00	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	10	0	10	0, 0.92	1948													
OAKLAND	2040 TELEGRAPH AVE OAKLAND 94612	94612	008 064901001	Central Business District	CBD-P	484.00	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	81	0	81	0, 0.31														
OAKLAND	8301 MACARTHUR BLVD OAKLAND 94605	94605	041 462100100	Urban Residential	RU-4	96.80	0.12	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1	0	0	1	0, 0.67	1928													
OAKLAND	398 W MACARTHUR BLVD OAKLAND 94609	94609	012 097601600	Neighborhood Center Mixed Use	CN-3	116.16	0.30	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	28	0	28	0.09; 0.12		1 Maptionnaire site selection.												
OAKLAND	1636 13TH AVE OAKLAND 94607	94607	020 019401400	Community Commercial	RM-3	1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	0	0	020 014901400	Urban Residential	RU-4	96.80	0.64	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	1435 45TH AVE OAKLAND 94601	94601	035 235600700	Urban Residential	RU-2	54.45	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	2.93; 0	1912													
OAKLAND	33RD AV OAKLAND 94601	94601	033 219401702	Neighborhood Center Mixed Use	S-15	193.60	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	38	38	0, 0														
OAKLAND	704 ALICE ST OAKLAND 94607	94607	001 017902400	Central Business District	D-LM-4	96.80	0.04	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	0.35; 0	1906													
OAKLAND	2218 82ND AVE OAKLAND 94605	94605	043 457301700	Mixed Housing Type Residential	RM-4	2 per lot	0.29	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	2.33; 0	1944													
OAKLAND	BRIAR CLIFF RD OAKLAND 94603	94603	048 683700301	Hillside Residential	RH-3	1 per lot	0.35	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0														
OAKLAND	8750 MOUNTAIN BLVD OAKLAND 94605	94605	043A467500323	Resource Conservation	RM-4	2 per lot	163.60	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	267	267	0, 0		2 Maptionnaire site selections.												
OAKLAND	4247 SAINT ANDREWS RD OAKLAND 94605	94605	048 686300504	Hillside Residential	RH-3	1 per lot	1.04	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	1.45; 0	1957													
OAKLAND	3815 FOOTHILL BLVD OAKLAND 94601	94601	033 213805301	Urban Residential	RU-5	96.80	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	9	0	9	0, 0														
OAKLAND	4265 FOOTHILL BLVD OAKLAND 94601	94601	035 235200801	Community Commercial	CC-2	116.16	0.61	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	56	0	56	0.47; 0.02	1987													
OAKLAND	1435 HIGH ST OAKLAND 94601	94601	035 235302601	Community Commercial	CC-1	158.40	0.32	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	38	0	38	0.09; 0.08		1 Maptionnaire site selection.												
OAKLAND	2

OAKLAND	9869 MACARTHUR BLVD OAKLAND 94605	94605	046 549101301		Urban Residential	RU-4		96.80	0.92	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	29	29	0 2, 0				
OAKLAND	9528 MACARTHUR BLVD OAKLAND 94605	94605	048 559904501		Urban Residential	RU-4		96.80	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0, 0				
OAKLAND	9503 E ST OAKLAND 94603	94603	044 498500705		Mixed Housing Type Residential	RM-1	1 per lot		0.18	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0	1912			
OAKLAND	7521 MACARTHUR BLVD OAKLAND 94605	94605	040 339600400		Neighborhood Center Mixed Use	CN-3		96.80	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	11	0, 0				
OAKLAND	HILLMONT DR OAKLAND 94608	94608	040A342604300		Detached Unit Residential	RD-1	1 per lot		0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	8032 MACARTHUR BLVD OAKLAND 94605	94605	040A342201300		Urban Residential	RU-4		96.80	0.23	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	6, 77; 0	1925			
OAKLAND	7953 CREST AVE OAKLAND 94605	94605	040A343501900		Detached Unit Residential	RD-1	1 per lot		0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2 33; 0	2003			
OAKLAND	2900 PARKER AVE OAKLAND 94605	94605	040A342004504		Detached Unit Residential	RD-2	1 per lot		0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	7600 HILLMONT DR OAKLAND 94605	94605	040A342605800		Detached Unit Residential	RD-1	1 per lot		0.29	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	2825 PARKER AVE OAKLAND 94605	94605	040A341802400		Neighborhood Center Mixed Use	RM-3	2 per lot		0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2 68; 0	1928			
OAKLAND	CIRCLE HILL DR OAKLAND 94608	94608	040A344301103		Detached Unit Residential	RD-1	1 per lot		0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	PIERSON ST OAKLAND 94608	94608	036 250212400		Mixed Housing Type Residential	RM-3	2 per lot		0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	0, 0				
OAKLAND	9547 MACARTHUR BLVD OAKLAND 94605	94605	046 548801601		Urban Residential	RU-4		96.80	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2	0	2	0, 0				
OAKLAND	LENOX AVE OAKLAND 94610	94610	010 077202001		Urban Residential	RU-2		54.45	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	10	0	0	10	0.05; 0			1 Maintoinnaire site selection.	
OAKLAND	350 GRAND AVE OAKLAND 94610	94610	010 077601300		Neighborhood Center Mixed Use	CN-2		116.16	0.35	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	0	14	0.06; 0.01	1977			
OAKLAND	7526 MACARTHUR BLVD OAKLAND 94605	94605	040A340900113		Mixed Housing Type Residential	RM-3	2 per lot		1.08	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2	0	2	0, 0				
OAKLAND	7506 MACARTHUR BLVD OAKLAND 94605	94605	040A340901402		Neighborhood Center Mixed Use	CN-3		116.16	0.23	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7	0	7	0.5; 0				
OAKLAND	7532 MACARTHUR BLVD OAKLAND 94605	94605	040A340901300		Neighborhood Center Mixed Use	CN-3		96.80	0.08	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	0	1	0; 1.74	1937			
OAKLAND	3849 BUELL ST OAKLAND 94619	94619	037 254700900		Mixed Housing Type Residential	RM-3	2 per lot		0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	2 33; 0	1940			
OAKLAND	HUNTINGTON ST OAKLAND 94608	94608	030 196500700		Detached Unit Residential	RD-1	1 per lot		0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	4737 REDDING ST OAKLAND 94619	94619	036 250220200		Detached Unit Residential	RD-1	1 per lot		0.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	3136 COURTLAND AVE OAKLAND 94619	94619	036 244902900		Detached Unit Residential	RD-1	1 per lot		0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	4452 MATTIS CT OAKLAND 94619	94619	037 253003100		Detached Unit Residential	RD-1	1 per lot		0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	2270 BROADWAY OAKLAND 94612	94612	008 065500201		Central Business District	D-BV-2		229.26	0.46	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	223	223	0, 0				
OAKLAND	648 44TH ST OAKLAND 94609	94609	013 109402801		Urban Residential	RU-4		96.80	0.44	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	52	57	0.09; 0	1895		See B1905536.	
OAKLAND	335 3RD ST OAKLAND 94607	94607	001 014900402		EPP Mixed Use District	C-45		145.20	0.14	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	35	38	0, 0				
OAKLAND	460 40TH ST OAKLAND 94609	94609	012 097200100		Urban Residential	RU-3		96.80	0.23	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	28	32	2.59; 0	1923			
OAKLAND	1 5TH AVE OAKLAND 94606	94606	018 043000114		EPP Planned Waterfront Development 4	D-DTN		0.00	2.46	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	356	356	0, 0			1 Maintoinnaire site selection.	
OAKLAND	1506 3RD ST OAKLAND 94607	94607	004 010301600		Mixed Housing Type Residential	RM-2	1 per lot		0.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	3425 68TH AVE OAKLAND 94605	94605	037A275501200		Mixed Housing Type Residential	RM-3	2 per lot		0.20	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	2.34; 0	1940			
OAKLAND	739 CAMPBELL ST OAKLAND 94607	94607	006 001701300		Mixed Housing Type Residential	RM-2	1 per lot		0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0, 0				
OAKLAND	706 HARRISON ST OAKLAND 94607	94607	001 018502600		Central Business District	D-LM-4		193.60	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17	0	17	0, 0				
OAKLAND	407H ST OAKLAND 94609	94609	012 096904102		Neighborhood Center Mixed Use	S-15		116.16	0.05	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	0, 0				
OAKLAND	645 40TH ST OAKLAND 94609	94609	012 096903000		Neighborhood Center Mixed Use	S-15		116.16	0.06	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	0, 0				
OAKLAND	3924 M L KING JR WAY OAKLAND 94609	94609	012 096902900		Neighborhood Center Mixed Use	S-15		116.16	0.13	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	10	0	10	0, 0			6 Maintoinnaire site selections.	
OAKLAND	375 12TH ST OAKLAND 94607	94607	002 057701100		Central Business District	D-LM-3		396.00	0.23	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	54	54	0.17; 1.4	1880			
OAKLAND	1234 10TH ST OAKLAND 94606	94606	004 003900100		Mixed Housing Type Residential	RM-2	1 per lot		0.07	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	1433 FRANKLIN ST OAKLAND 94612	94612	008 062100807		Central Business District	CBD-P		484.00	0.48	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	289	315	0, 0				
OAKLAND	2359 HARRISON ST OAKLAND 94612	94612	008 067000400		Central Business District	D-BV-1		348.48	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	325	325	0, 0			2 Maintoinnaire site selections.	
OAKLAND	2809 E 7TH ST OAKLAND 94601	94601	019 063003300		EPP Residential Mixed Use	D-CE-3		0.00	0.06	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2.63; 0	1900			
OAKLAND	0	0	023 041005400		Mixed Housing Type Residential	RM-3	2 per lot		0.12	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	0, 0				
OAKLAND	31 EXCELSIOR CT OAKLAND 94610	94610	023 041800401		Urban Residential	RU-3		96.80	0.18	Multi Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	10	11	2.33; 0	1938			
OAKLAND	490 CAPITAL ST OAKLAND 94610	94610	023 041700101		Mixed Housing Type Residential	RM-3	2 per lot		0.14	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1960			
OAKLAND	CARROLL ST OAKLAND 94608	94608	022 030501600		Urban Residential	RU-2		54.45	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	0, 0				
OAKLAND	1740 BROADWAY OAKLAND 94612	94612	008 062301300		Central Business District	CBD-P		484.00	0.65	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	307	307	0.23; 1.06	1973			
OAKLAND	2114 MACARTHUR BLVD OAKLAND 94602	94602	029A130205100		Neighborhood Center Mixed Use	CN-1		96.80	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	9	1	29	39	0, 0			4 Maintoinnaire site selections.	
OAKLAND	1798 EXCELSIOR AVE OAKLAND 94602	94602	023 049600700		Detached Unit Residential	CN-1		96.80	0.05	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	1.17; 0.39				
OAKLAND	1115 ADELINE ST OAKLAND 94607	94607	004 003300700		Mixed Housing Type Residential	RM-2	1 per lot		0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	2	2	0, 0				
OAKLAND	5542 INTERNATIONAL BLVD OAKLAND 94621	94621	038 323201501		Neighborhood Center Mixed Use	CN-3		116.16	0.60	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	29	0	29	0, 0				
OAKLAND	553 27TH ST OAKLAND 94612	94612	009 068203104		Urban Residential	RU-5		193.60	0.25	Parking Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19	0	19	0, 0				
OAKLAND	2633 TELEGRAPH AVE OAKLAND 94612	94612	009 068200101		Urban Residential	RU-3		96.80	1.57	Parking Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25	0	25	0, 0			2 Maintoinnaire site selections.	
OAKLAND	3374 GRAND AVE OAKLAND 94610	94610	011 083600101		Neighborhood Center Mixed Use	CN-2		96.80	0.34	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23	0	0	23	0.11; 0.11	1967		1 Maintoinnaire site selection.	
OAKLAND	2956 LAKESHORE AVE OAKLAND 94610	94610	023 041900102		Neighborhood Center Mixed Use	CN-3		96.80	0.63	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	42	0	42	0.02; 0			4 Maintoinnaire site selections.	
OAKLAND	2055 MACARTHUR BLVD OAKLAND 94602	94602	026 083500601		Neighborhood Center Mixed Use	CN-1		96.80	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	22	0	0	22	0.02; 0.06			4 Maintoinnaire site selections.	
OAKLAND	4042 EVERETT AVE OAKLAND 94602	94602	024 052004001		Mixed Housing Type Residential	RM-2	1 per lot		0.22	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	2.33; 0	1962			
OAKLAND	105 5TH ST OAKLAND 94607	94607	001 016300100		EPP Mixed Use District	C-45		145.20	0.17	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	15	142	157	0, 0.03				
OAKLAND	1012 CHESTER ST OAKLAND 94607	94607	004 008501600		Mixed Housing Type Residential	RM-2	1 per lot		0.14	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	2.33; 0	1883			
OAKLAND	26TH ST OAKLAND 94612	94612	009 068101400		Mixed Housing Type Residential	RM-2	1 per lot		0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	732 26TH ST OAKLAND 94612	94612	009 068101700		Mixed Housing Type Residential	RM-2	1 per lot		0.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	681 27TH ST OAKLAND 94612	94612	009 068103801		Mixed Housing Type Residential	RU-4		79.20	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	12	15	0, 0			1 Maintoinnaire site selection.	
OAKLAND	696 29TH ST OAKLAND 94609	94609	009 069607200		Mixed Housing Type Residential	RM-2	1 per lot		0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	868 36TH ST OAKLAND 94608	94608	012 094801502		Mixed Housing Type Residential	RM-2	1 per lot		0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0, 0				
OAKLAND	880 W MACARTHUR BLVD OAKLAND 94608	94608	012 095906900		Urban Residential	RU-5		116.16	0.37	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	39	0	39	0, 0			5 Maintoinnaire site selections.	
OAKLAND	3001 E 12TH ST OAKLAND 94601	94601	025 069300400		Regional Commercial	M-30		0.00	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	3.2; 1	2006			
OAKLAND	2956 INTERNATIONAL BLVD OAKLAND 94601	94601	025 072000702		Community Commercial	RM-4	2 per lot		0.61	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	106	0	0	106	0, 0				
OAKLAND	FRYE ST OAKLAND 94602	94602	029 107602500		Hillside Residential	RH-4	1 per lot		0.45	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	6039 CASTLE DR OAKLAND 94611	94611	048D726801000		Hillside Residential	RH-3	1 per lot		0.20	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	CASTLE DR OAKLAND 94603	94603	048D726800700		Hillside Residential	RH-3	1 per lot		0.41	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	2844 MOUNTAIN BLVD OAKLAND 94602	94602	029 125502200		Neighborhood Center Mixed Use	CN-3		79.20	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	17	2.01; 0			2 Maintoinnaire site selections.	
OAKLAND	2941 CARLSEN ST OAKLAND 94602	94602	029 108200700		Detached Unit Residential	RD-1	1 per lot		0.25	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	WRENN ST OAKLAND 94608	94608	029A131600400		Detached Unit Residential	RD-1	1 per lot		0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	HOLYROOD DR OAKLAND 94603	94603	048D727401004		Hillside Residential	RH-4	1 per lot		0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	MONTEREY BLVD OAKLAND 94602	94602	029 106100609		Hillside Residential	RH-4	1 per lot		0.78	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	LONDON RD OAKLAND 94608	94608	029 107500100		Hillside Residential	RH-4	1 per lot		0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	TIFFIN RD OAKLAND 94602	94602	029A131805000		Detached Unit Residential	RD-1	1 per lot		0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	MAPLE AVE OAKLAND 94608	94608	029 108100800		Detached Unit Residential	RD-1	1 per lot		0.22	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	MASTLANDS DR OAKLAND 94603	94603	048D726800263		Hillside Residential	RH-3	1 per lot		0.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0, 0				
OAKLAND	2703 M L KING JR WAY OAKLAND 94612	94612	009 069100301		Urban Residential	RU-4		79.20	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	15	0	0	15	0.08; 0.1			1 Maintoinnaire site selection.	
OAKLAND	587 11TH ST OAKLAND 94607	94607	002 003500502		Central Business District	CBD-C		217.80	0.46	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	70	0	70	0.11; 0			1 Maintoinnaire site selection.	
OAKLAND	3111 INTERNATIONAL BLVD OAKLAND 94601	94601	025 068900101		Neighborhood Center Mixed Use	CN-2		158.40	0.62	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	78	0	78	0.15; 0.11				
OAKLAND	3053 INTERNATIONAL BLVD OAKLAND 94601	94601	025 069000801		Community Commercial	CC-2		158.40	0.29	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23	0	0	23	0, 0				
OAKLAND	1829 MANDELA PKWY OAKLAND 94607	94607	005 039800204		Business Mix	CIX-1A		0.00	0.46	General Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	13	13	0, 0				
OAKLAND	1818 ADELINE ST OAKLAND 94607	94607	005 040602700		Mixed Housing Type Residential	RM-4	2 per lot		0.15	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33; 0	1890			
OAKLAND	3135 SAN PABLO AVE OAKLAND 94608	94608	005 040700201		Community Commercial	CC-2		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	15	0	73	0, 0				
OAKLAND	2901 BROADWAY OAKLAND 94611	94611	009 070100800		Community Commercial	D-BV-3		158.40	0.12	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	197	220	0, 1				
OAKLAND	6520 TELEGRAPH AVE OAKLAND 94609	94609	016 141601900		Neighborhood Center Mixed Use	CN-2		96.80	0.15	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1903			
OAKLAND	6528 RAYMOND ST OAKLAND 94609	94609	016 142400101		Mixed Housing Type Residential	RM-2	1 per lot		0.10	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1904			
OAKLAND	5998 TELEGRAPH AVE OAKLAND 94609	94609	016 138700100		Urban Residential	RU-5		96.80	0.13	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	20	23	0, 0				
OAKLAND	609 ALCATRAZ AVE OAKLAND 94609	94609	015 137803900		Mixed Housing Type Residential	RM-4	2 per lot		0.13	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0, 0	1912			
OAKLAND	6341 SHATTUCK AVE OAKLAND 94609	94609	015 136400100		Neighborhood Center Mixed Use	CN-3		79.20	0.15	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	2	2	12	14	0.17; 0.17	1967		1 Maintoinnaire site selection.	
OAKLAND	6624 DOVER ST OAKLAND 94609	94609	016 143000100		Mixed Housing Type Residential	RM-2	1 per lot		0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.24; 0	1908			
OAKLAND	2125 TELEGRAPH AVE OAKLAND 94612	94612	008 064700100		Central Business District	CBD-C		484.00	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	97	0, 0			See B2105280.	
OAKLAND	316 12TH ST OAKLAND 94607	94607	002 003500700		Central Business District	D-LM-4		193.60	0.23	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	24	27	0.6; 1			See B2104424.	
OAKLAND	1261 HARRISON ST OAKLAND 94612	94612	002 006300200		Central Business District	D-LM-4		193.60	0.35	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	0	92	102	0.05; 1			1 Maintoinnaire site selection.	
OAKLAND	KIRKHAM ST OAKLAND 94607	94607	004 006902001		Community Commercial	S-15W		193.60	0.95	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	280	280	0, 0			2 Maintoinnaire site selections.	
OAKLAND	3801 TELEGRAPH AVE OAKLAND 94609	94609	012 096700501		Neighborhood Center Mixed Use	CN-2		158.40	0.33	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19	2	59	80	1.32; 0.44				
OAKLAND	1925 BRUSH ST OAKLAND 94612	94612	003 004700901		Mixed Housing Type Residential	RM-4	2 per lot		0.57	Office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18	0.29; 0.46	1922		See B2104693.	
OAKLAND	905 61ST ST OAKLAND 94608	94608	015 134600703		Mixed Housing Type Residential	RM-4	2 per lot		0.11	Duplex/Two Units	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1947			
OAKLAND	1124 63RD ST OAKLAND 94608	94608	016 145501100		Mixed Housing Type Residential	RM-3	1 per lot		0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0.03; 0				
OAKLAND	1049 61ST ST OAKLAND 94608	94608	015 133800503		Mixed Housing Type Residential	RM-2	1 per lot		0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1909			
OAKLAND	6518 SAN PABLO AVE OAKLAND 94608	94608	016 145301701		Community Commercial	CC-2		116.16	0.12	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	0, 0				
OAKLAND	972 63RD ST OAKLAND 94608	94608	016 143900800		Mixed Housing Type Residential	RM-2	1 per lot		0.12	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1897			
OAKLAND	1031 62ND ST OAKLAND 94608	94608	016 144205000		Mixed Housing Type Residential	RM-3	2 per lot		0.24	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	9	1.76; 0	1915			
OAKLAND	1220 59TH ST OAKLAND 94608	94608	016 146201500		Mixed Housing Type Residential	RM-2	1 per lot		0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.5; 0	1910			
OAKLAND	868 40TH ST OAKLAND 94608	94608	012 101801100		Mixed Housing Type Residential	RM-2	1 per lot		0.13	Single Family Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2.33; 0	1922			
OAKLAND	111 BROADWAY OAKLAND 94607	94607	001 013500700		EPP Retail Dining Entertainment 2	C-45		145.20	0.09	Office	YES -

OAKLAND	620 WASHINGTON ST OAKLAND 94607	94607	001 019900100		Central Business District	CBD-X		484.00	1.37	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	180	0	420	600	0, 0			DOSP site - Oakland Police Headquarters is considered underutilized. PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable. 1 Maptionnaire site selection.
OAKLAND	55 MACARTHUR BLVD OAKLAND 94610	94610	010 081300800		Mixed Housing Type Residential	RM-4	2 per lot		0.43	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	45	3.14; 0.69			Piedmont Place Homekey Site.
OAKLAND	1235 INTERNATIONAL BLVD OAKLAND 94606	94606	020 011700300		Neighborhood Center Mixed Use	CN-3		79.20	0.16	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0, 0			Planning is underway to relocate the existing Fire Station 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
OAKLAND	1550 JACKSON ST OAKLAND 94612	94612	008 062901708		Central Business District	CBD-R		145.20	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0, 0			Previous project (PLN15061), but site is still vacant.
OAKLAND	BELLEVUE AVE OAKLAND 94609	94609	019 002701400		Urban Residential	D-LM-1		193.60	0.92	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	54	0	0	54	0, 0			Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site. 3 Maptionnaire site selections.
OAKLAND	4655 STEELE ST OAKLAND 94619	94619	037 255200100		Detached Unit Residential	RD-1	1 per lot		6.86	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	20	0	0	20	0, 0			Tilden Child Development Center. 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. 3 Maptionnaire site selections.
OAKLAND	1414 CLAY ST OAKLAND 94612	94612	003 006700400		Central Business District	CBD-C		484.00	0.66	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	255	0	0	255	0, 0			Unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
OAKLAND	905 W GRAND AVE OAKLAND 94607	94607	005 041100105		Community Commercial	CC-2		158.40	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	54	0	54	0, 0			WOSP site. 3 Maptionnaire site selections.
OAKLAND	800 CEDAR ST OAKLAND 94607	94607	006 004700101		Business Mix	CIX-1B		0.00	4.65	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	101	0	215	316	0, 0			WOSP site. 2 Maptionnaire site selections.
OAKLAND	1708 WOOD ST OAKLAND 94607	94607	007 056300200		Housing and Business Mix	HBX-2		46.84	2.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	54	0	54	0, 0	1940		WOSP site.
OAKLAND	5TH ST OAKLAND 94607	94607	018 039001007		Community Commercial	S-15W		193.60	3.95	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	600	600	0.36; 0			WOSP site. 1 Maptionnaire site selection.
OAKLAND	1707 WOOD ST OAKLAND 94607	94607	018 031000707		Urban Residential	D-WS-7		64.15	0.25	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	0, 0			WOSP site.
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031001400		Urban Residential	D-WS-7		64.15	3.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	46	0	46	0, 0			WOSP site.
OAKLAND	349 MANDELA PKWY OAKLAND 94607	94607	004 007300900		Community Commercial	S-15W		116.16	0.34	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	31	0	0	31	0, 0			WOSP site; BART site.
OAKLAND	2855 BROADWAY OAKLAND 94611	94611	009 068001300		Community Commercial	D-BV-3		158.40	0.39	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	68	68	2.89; 0			See B1604077; BVSP site.
OAKLAND	514 SHATTUCK AVE OAKLAND 94609	94609	013 115400901		Neighborhood Center Mixed Use	CN-2		96.80	2.64	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	182	0	0	182	0; 0.22	1997	Yes	
OAKLAND	3875 TELEGRAPH AVE OAKLAND 94609	94609	012 096800301		Neighborhood Center Mixed Use	S-15		158.40	0.61	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	35	0	0	35	0.5; 0.49	1986	Yes	
OAKLAND	6028 CLAREMONT AVE OAKLAND 94618	94618	014 126803501		Mixed Housing Type Residential	CN-1		79.20	0.54	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	0	0	23	0; 0.54	1910	Yes	
OAKLAND	380 W MACARTHUR BLVD OAKLAND 94609	94609	012 097601502		Mixed Housing Type Residential	RM-4	2 per lot		1.06	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	0	0	17	1.15; 0.44	1967	Yes	Although high AV ratio, site is actually unused - former AAA site adjacent to Mosswood Park. Assume modifier for Low AV ratio (.8).