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 as a separate Excel file (see Table C-26), as well as a map of sites identified in the Inventory (see Figure C-1).

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

In accordance with Government Code Section 65584, the final RHNA plan was adopted by ABAG's Executive Board on December 16, 2021 and was approved by State HCD on January 27, 2022.[1] The RHNA plan distributes regional housing need across jurisdictions by the following income categories:

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

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

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

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

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

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 reflect Alameda County Area Median Income. 2022 AMI limits are available at https://www.acgov.org/cda/hcd/hud-income-rent_limits.htm.2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

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

[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

some reductions in density at a project level. The City is employing a combination buffer and reduced capacity strategy to remain compliant with no net loss provisions.

C.1 Sites Inventory Overview

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

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

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

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	2,010	2,247	776	9,936	**14,969**
Pipeline Projects	*1,238*	*1,555*	*182*	*9,934*	***12,909***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development Projects[3]	374	1,494	240	5,278	**7,386**
Vacant	*203*	*787*	*23*	*1,156*	***2,168***
Non-Vacant	*172*	*707*	*217*	*4,122*	***5,218***
Available 5th Cycle RHNA		715	3,385	374	**4,474**
Vacant		*23*	*596*	*3*	***622***
Non-Vacant		*692*	*2,789*	*371*	***3,852***
New Opportunity Sites		5,082	885	2,035	**8,002**
Vacant		*142*	*218*	*0*	***360***
Non-Vacant		*4,940*	*667*	*2,035*	***7,642***
Total Capacity		**11,922**	**5,286**	**17,623**	**34,831**
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		**1,661**	**829**	**6,090**	**8,580**
		116.2%	**118.6%**	**152.8%**	**132.7%**

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

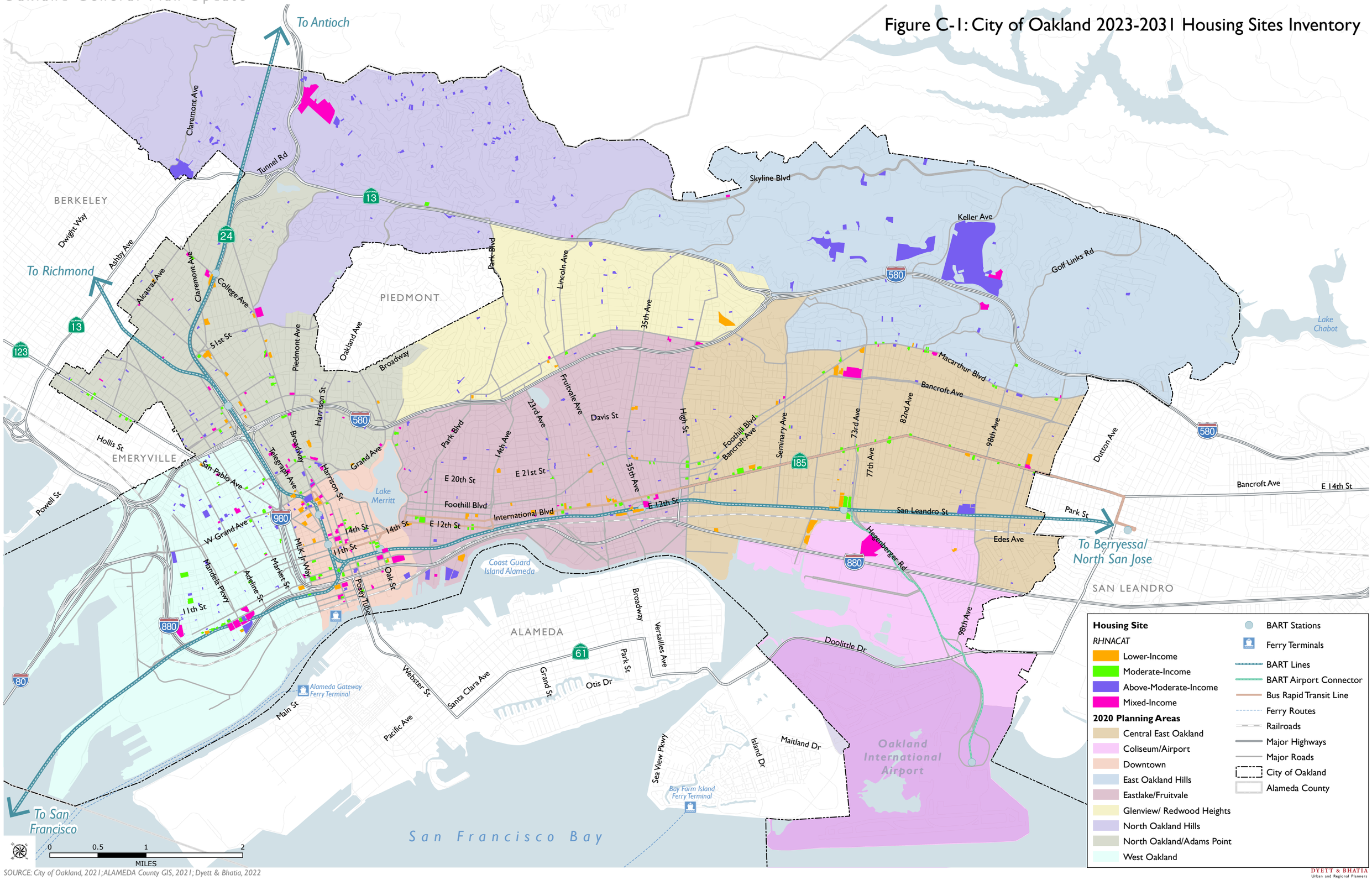
2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

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

Note: The sum of Potential Development Projects, Available 5th Cycle RHNA, and New Opportunity Sites includes all units from Sheet A (sites already zoned) and Sheet B (sites to be rezoned) in Table C-26, the full Sites Inventory. While Oakland has adequate capacity to meet its 6th Cycle RHNA with existing zoning, Table B includes rezoning of sites to affirmatively further fair housing and increase the Sites Inventory buffer.

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

Figure C-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, 2022

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

C.2 Credit Towards RHNA

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

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

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

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

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

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

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

	Very-Low-Income	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Pipeline Projects	*1,238*	*1,555*	*182*	*9,936*	***12,909***
Projected ADUs	*692*	*692*	*394*	*0*	1,978
Adequate Sites Alternative	80	0	0	2	82
Total Credits	2,010	2,247	776	9,936	14,969
Remaining Housing Need	4,501	1,503	3,681	1,587	11,282

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

PIPELINE PROJECTS

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

Pipeline projects are spread across the city, with the majority of new capacity in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. See Figure C-2 for the location and affordability of these pipeline projects. The affordability of pipeline units was determined based on the affordability levels or projected rents specified on the project proposal as approved by the City. Approximately 20.9 percent of pipeline capacity is affordable for lower-income households, while 1.4 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. Table C-5a below provides information on each pipeline project that have received entitlements but have not yet applied for a building permit, Table C-5b provides information on pipeline projects that have received entitlements and are actively seeking a building permit or have been issued a permit, and Table C-6 provides a summary of the residential capacity of one- and two-unit pipeline projects. The full list of one- and two-unit pipeline projects is available in the full Inventory in Table C-26.

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

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

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

In addition to the measures described above to ensure likelihood of development for pipeline projects, the City will also, per HCD's finding, regularly coordinate with applicants at least once every six months starting in October 2023 to address delays and support housing production. This outreach will include, but is not limited to: 1) outlining necessary steps to issue building permits, 2) facilitating and monitoring approvals of projects and coordinating with applicants to approve remaining entitlements, 3)supporting and matching applicants with funding applications, 4) expediting approvals and 5) monitoring project progress. In 2027, the City will audit all pipeline projects credited in the inventory and, if necessary, identify additional capacity or rezone additional sites.

Table C-4: Planning and Building Permit Descriptions

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

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

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

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	Not Available	Vacant	2.16930637	D-OTN	#N/A	175	#N/A	12/31/2026	0	0	0	0	380
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	HCD/HSD deed restricted project.	General Commercial	0.16991634	CBD-X-2	217.8	335	154%	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	Density Bonus	Mixed Uses – Residential	0.11478504	CN-3-35	79.2	78	99%	12/31/2025	0	0	1	0	8
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	Density Bonus	General Commercial	0.23192577	CN-2-45	96.8	116	120%	12/31/2025	0	0	3	0	24
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	Density Bonus	Vacant	0.11533745	RU-5-45	96.8	87	90%	12/31/2025	0	0	0	1	9
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	Not Available	General Industrial	0.27995071	HBX-2-NA	46.8	36	76%	12/31/2025	0	0	0	0	10
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	Not Available	Single Family Residential	0.1377415	S-1	#N/A	145	#N/A	12/31/2025	0	0	0	0	20
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	Not Available	Parking Lot	0.11704687	CC-2-60	116.2	77	66%	12/31/2024	0	0	0	0	9
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	Density Bonus	Vacant	0.61239394	RM-2-NA	17.4	122	703%	12/31/2024	0	30	44	0	1
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	Density Bonus	Vacant	0.27748517	CC-2-75	158.4	195	123%	12/31/2025	0	3	0	0	51
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800400, 032 210800500, 032 210802900, 032 210802801	HCD/HSD deed restricted project	Multi Family Residential	1.1594117	RM-4-NA	39.6	94	237%	12/31/2026	0	108	1	0	0
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007 059400504	Not Available	Duplex/Two Units	0.15270782	HBX-2-NA	46.8	20	42%	12/31/2023	0	0	0	0	3
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	HCD/HSD deed restricted project	Religious/Institutional	0.63679686	CN-3-45	96.8	94	97%	12/31/2024	0	0	60	0	0
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038 317708400, 038 317708500	Not Available	Vacant	0.21033547	RM-3-NA	29.0	14	49%	12/31/2023	0	0	0	0	3
PLN20068	Extended	9/23/2021	325 7TH ST, Oakland, CA 94607	001 018900700, 001 018900800, 001 018900900, 001 018901300, 001 018901401, 001 018900300, 001 018900400, 001 018900600, 001 018900500	Not available	Vacant	0.82	D-LM-2-LM-275	396.0	463	117%	12/31/2027	0	0	0	0	380
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008 062503200, 008 062503401	Density Bonus Regulatory Agreement Recorded	Vacant	0.3267062	CBD-P-6	484.0	680	140%	12/31/2026	0	0	35	0	187
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	Density Bonus	Religious/Institutional	0.89198863	RU-4-45	96.8	31	32%	12/31/2025	0	0	5	0	23

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	Not Available Regulatory Agreement Recorded	Vacant	0.13774167	C-45-NA	145.2	276	190%	12/31/2024	0	3	0	0	35
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	Not Available	Vacant	0.10596554	CN-3-45	96.8	94	97%	12/31/2025	0	0	0	0	10
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001 016900100, 001 017100200	HCD/HSD deed restricted project	Parking Lot	2.7607272	D-LM-2-LM-275	396.0	202	51%	12/31/2027	51	72	74	36	324
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	Not Available	Single Family Residential	0.17217869	RU-2-NA	54.5	17	32%	12/31/2022	0	0	0	0	3
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	Not Available	Single Family Residential	0.13684757	RU-2-NA	54.5	22	40%	12/31/2022	0	0	0	0	3
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009 068401100, 009 068401201, 008 064700200	Density Bonus	Multi Family Residential	1.31721477	CBD-C-6	484.0	171	35%	12/31/2026	0	15	0	0	210
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	Not Available	Vacant	0.56910475	RM-2-NA	17.4	21	121%	12/31/2025	0	0	0	0	12
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028 090902400	Not Available	Single Family Residential	0.15031763	RM-3-NA	29.0	20	69%	12/31/2023	0	0	0	0	3
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	Density Bonus	Single Family Residential	0.1412193	RU-2-NA	54.5	78	143%	12/31/2024	0	1	0	0	10
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	Not Available	Single Family Residential	0.17612242	RM-3-NA	29.0	17	59%	12/31/2022	0	0	0	0	3
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	Density Bonus	Multi Family Residential	0.18034677	RU-3-NA	96.8	61	63%	12/31/2024	0	0	1	0	10
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	Density Bonus	Vacant	0.12974167	RU-5-45	96.8	123	127%	12/31/2025	1	0	0	0	15
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	Not Available	General Industrial	0.24104887	CIX-2	#N/A	17	#N/A	12/31/2022	0	0	0	0	4
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	Not Available	Office	0.22210834	CBD-C-7	484.0	486	100%	12/31/2024	0	0	0	11	97
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012 100001500	Not Available	Parking Lot	0.09071138	CC-2-60	116.2	232	199%	12/31/2023	0	0	0	0	21
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	Not Available	General Industrial	2.2478782	CIX-1A/S-19	#N/A	5	#N/A	12/31/2024	0	0	0	0	12
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025 071900701	HCD/HSD deed restricted project	Parking Lot	0.74572957	CC-2-75	158.4	102	64%	12/31/2023	0	47	28	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012 096400700, 012 096400400, 012 096400500, 012 096400600	HCD/HSD deed restricted project	Vacant – Public	0.48880117	CN-3-60	116.2	158	136%	12/31/2023	0	38	38	1	0
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	Not Available	Vacant	0.23016218	CN-3-60	116.2	35	30%	12/31/2024	0	0	0	0	8
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005 043301805, 005 043301806	Density Bonus	Vacant	1.41401456	RM-4-NA	39.6	62	155%	12/31/2023	0	0	12	0	75
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044 508018000, 044 508017900	Not Available	Vacant	9.6643227	HBX-1-NA	43.6	41	95%	12/31/2027	0	0	0	0	399

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	Not Available	Single Family Residential	0.12398451	RM-3-NA	29.0	32	111%	12/31/2022	0	0	0	0	4
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	Density Bonus	Utilities	5.01939778	S-15W-100	193.6	152	78%	12/31/2026	79	11	148	2	522
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	Density Bonus	Office	0.51087234	D-BV-2-250	229.3	538	235%	12/31/2025	0	12	0	0	263
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	Not Available	Office	0.64871213	CBD-P-7	484.0	473	98%	12/31/2026	0	0	0	0	307
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	Not Available	Duplex/Two Units	0.21865425	RM-2-NA	17.4	14	79%	12/31/2022	0	0	0	0	3
PLN18252	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006 004700101	HCD/HSD deed restricted project	Vacant	4.65474338	CIX-1B/S-19	#N/A	68	#N/A	12/31/2027	0	0	101	0	215
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	Awarded City affordable housing funds	Religious/Institutional	0.49626392	RM-4-NA	39.6	101	254%	12/31/2022	0	49	0	1	0
PLN18082	Permit Issued (B1901911)	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	Not Available	Vacant	0.19287866	CBD-X-4	484.0	456	94%	12/31/2022	0	0	0	0	88
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	Density Bonus Regulatory Agreement Recorded	Vacant	3.02374515	S-15W-160	193.6	341	176%	12/31/2025	0	85	0	0	947
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	Density Bonus	General Commercial	0.54670241	CC-2-45	96.8	82	85%	12/31/2022	0	2	0	0	43
PLN17281	Approved	12/11/2018	601 MACARTHUR BLVD, Oakland, CA 94610	023 042700100, 023 042700200, 023 042700803	Not Available	Vacant	0.47001039	RU-2-NA	54.5	53	98%	12/31/2022	0	0	0	0	25
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009 068904001	Not Available	Vacant	0.32727713	RU-5-45	96.8	12	13%	12/31/2023	0	0	0	0	4
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	Awarded City affordable housing funds on 6/7/22 pursuant to Resolution No. 89241 CMS.	General Commercial	0.34836734	RU-5-75	158.4	172	109%	12/31/2022	0	15	44	1	0
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008 065101801	Density Bonus	Vacant	0.58445652	CBD-C-7	484.0	611	126%	12/31/2027	0	20	0	0	337
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008 064500400, 008 064500500	Not Available	General Commercial	0.23569944	CBD-P-6	484.0	484	100%	12/31/2026	0	0	0	0	114
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	Not Available	Mixed Uses – Residential	3.14163677	CBD-P-7	484.0	126	26%	12/31/2024	0	0	0	0	395

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047 55090200; -300, -400	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	3.91713453	CC-2-60	116.2	100	86%	12/31/2024	0	0	393	0	0
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041 415301302	Density Bonus	Multi Family Residential	0.46578452	S-15-60	116.2	127	109%	12/31/2023	0	58	0	1	0
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	Density Bonus	Multi Family Residential	0.32966266	CN-2-45	96.8	121	125%	12/31/2024	0	0	4	0	36
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	Not Available	Parking Lot	0.46202915	D-BV-2-250	229.3	483	211%	12/31/2024	0	0	0	0	223
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008 062403500, 008 062403600	Density Bonus	Office	0.64	CBD-P-2	217.8	262.5	121%	12/31/2023	0	7	0	0	161
PLN21037, PLN19247	Approved	12/2021	820 W MACARTHUR BLVD, Oakland, 94608	012 095900903	Density Bonus	Vacant	0.51	RU-5-60	116.16	81.7	36%	12/31/2025	0	0	0	27	65
PLN20021, PLN20022, PLN20023, PLN21005	Approved	8/26/2021	345 51ST ST, Oakland, 94609	013 113704505	Not Available	Vacant	0.32	RM-1-NA	1 per lot	24.8	400%	12/31/2025	0	0	0	0	4
CMDV13321-R01-R01, ZP200113	Approved- Pending Appeal	7/14/2022	2805 PARK BLVD, Oakland, 94610	023 040403100	Density Bonus	Multifamily Residential	0.28	RU-2-NA	54.45	140.5	73%	12/31/2024	0	0	0	4	16
PLN22168	Approved	11/30/2022	111 E 12th St, Oakland, 94612	019 002701400	AB 2162 Project	Parks, Recreation & Open Space	0.92	D-LM-1-85	178	98.9	56%	12/31/2027	0	35	56	0	0
												Total:	**131**	**611**	**1,048**	**102**	**6,175**
												Percent of RHNA:	**17.4%**		**2.3%**		**53.5%**

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

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

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

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

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	Not Available	General Industrial	0.19191389	RM-4-NA	39.6	31	79%	12/31/2023	0	0	0	0	6
RB1903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	Not Available	Duplex/Two Units	0.13753004	RM-2-NA	17.4	29	167%	12/31/2022	0	0	0	0	4
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	Not Available	Duplex/Two Units	0.22958466	RU-4-45	96.8	17	18%	12/31/2022	0	0	0	0	4
B2201034	Application Inactive	9/26/2022	2400 ADELINE ST, Oakland, CA 94607	005 043601102	Not Available	General Industrial	0.54508098	HBX-4-NA	54.5	53	98%	12/31/2025	0	0	0	0	29
B2200276	Application Inactive	7/20/2022	685 9TH ST, Oakland, CA 94607	001 021704800	Density Bonus	General Industrial	0.35392396	CBD-R-2	217.8	331	152%	12/31/2026	0	0	0	35	82

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*[2]	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
B2200158	On Hold – Fee Due	7/10/2022	520 31ST ST, Oakland, CA 94609	009 071500800	Not Available	Multi Family Residential	0.13213521	RU-2-NA	54.5	53	97%	12/31/2025	0	0	0	0	7
B2105280	Application Inactive	6/17/2022	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	Density Bonus	Parking Lot	0.17448341	CBD-C-6	484.0	556	115%	12/31/2024	0	97	0	0	0
B2104948	Permit Issued	10/6/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	Not Available	Vacant	2.56628641	D-WS-8-NA	131.2	92	70%	12/31/2026	0	0	0	0	235
B2104693	Permit Issued	10/25/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	Not Available	Office	0.57112332	RM-4-NA	39.6	32	80%	12/31/2025	0	0	0	0	18
B2104424	Issued	3/4/2022	316 12TH ST, Oakland, CA	002 006300700	Density Bonus Regulatory Agreement Recorded	General Commercial	0.21700451	D-LM-4-LM-85	193.6	124	64%	12/31/2025	0	0	3	0	24
B2104072	Permit Issued	10/24/2022	2201 Brush Street, Oakland, CA	003 002501100, 003 002501000	HCD/HSD deed restricted project Regulatory Agreement Recorded	Vacant	0.40176714	CC-2-75	158.4	147	93%	12/31/2025	33	17	8	0	1
B2103682	Permit Issued	4/13/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	Density Bonus Regulatory Agreement Recorded	Vacant	0.91003863	CN-2-45	96.8	212	219%	12/31/2026	0	0	154	39	0
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	HCD/HSD deed restricted project	General Industrial	0.41867824	D-OTN	#N/A	50	#N/A	12/31/2025	1	10	7	3	0
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	Density Bonus	Vacant	0.23303082	CC-2-75	158.4	202	127%	12/31/2024	0	5	0	0	42
B2102751	Permit Issued	6/30/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	0.43578966	RU-4-45	96.8	131	135%	12/31/2025	0	0	5	0	52
B2102566	Final Check – On Hold	4/16/2022	2116 BRUSH ST, Oakland, CA 94612	003 002300802, 003 002300501, 003 002300601, 003 002300701, 003 002300802, 003 002300902, 003 002301002, 003 002301102	Density Bonus	Vacant	0.44295613	CC-2-75	158.4	237	150%	12/31/2026	53	0	52	0	0
B2101920	Permit On Hold	4/13/2022	0 7TH ST, Oakland, CA 94607	006 001701700, 006 001701800, 006 001701900, 006 001702000, 006 001702100, 006 001702200	Density Bonus Regulatory Agreement Recorded	Public	0.71428411	RM-2-NA	17.4	111	635%	12/31/2025	0	19	59	1	0
B2100632	Reinstated	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067000400, 008 067001500, 008 067001600, 008 067001700, 008 067001800, 008 067000100	Density Bonus	Parking Lot	0.86	D-BV-1-NA	348.5	383.7	110%	12/31/2026	0	15	0	0	315
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	Not Available	Vacant	2.46296291	D-OTN	#N/A	145	#N/A	12/31/2025	0	0	0	0	356
B2100090; B2100106; B2100107; B2100108	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	Not Available	General Industrial	0.43045361	HBX-2-NA	46.8	35	74%	12/31/2022	0	0	0	0	15
B2003769	Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	Not Available	Duplex/Two Units	0.17209533	RM-3-NA	29.0	17	60%	12/31/2022	0	0	0	0	3

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*[2]	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500, 044 496700701, 044 496700900	Density Bonus Regulatory Agreement Recorded	Mixed Uses – Residential	0.74709597	CN-3-60	116.2	74	63%	12/31/2023	14	40	0	0	1
B2003445; B2003446; B2003447; B2003448	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	Not Available	General Industrial	0.91613011	RU-4-45	96.8	32	33%	12/31/2023	0	0	0	0	29
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	Not Available	Multi Family Residential	0.29384523	RM-3-NA	29.0	14	47%	12/31/2023	0	0	0	0	4
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	Not Available	Vacant	0.36802846	HBX-4-NA	54.5	35	65%	12/31/2023	0	0	0	0	13
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	Not Available	General Industrial	0.45746017	CIX-1A/S-19	#N/A	28	#N/A	12/31/2023	0	0	0	0	13
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	Not Available	Single Family Residential	0.14181835	HBX-1-NA	43.6	42	97%	12/31/2023	0	0	0	0	6
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	HCD/HSD deed restricted project Regulatory Agreement Recorded	Parking Lot	2.15817737	S-15-90	193.6	84	43%	12/31/2024	46	29	104	0	2
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A316620100	Not Available	Single Family Residential - Attached	2.64666694	RM-3-NA	29.0	2	8%	12/31/2023	0	0	0	0	6
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	Density Bonus Regulatory Agreement Recorded	General Industrial	0.09641797	RU-4-45	96.8	83	86%	12/31/2023	0	0	0	1	7
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	Not Available	Vacant	2.05412422	D-OTN	#N/A	184	#N/A	12/31/2025	0	0	0	0	378
B1905546	Permit Issued	6/2/2022	389 9th Ave, Oakland, CA	018 046501200	HCD/HSD deed restricted project	Multi Family Residential	2.30774915	D-OTN	#N/A	54	#N/A	12/31/2025	47	18	58	0	1
B1905536	Permit Issued	8/5/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	Density Bonus Regulatory Agreement Recorded	Vacant	0.99	CN-3-60	116.2	76.8	66%	12/31/2025	0	22	54	1	0
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	Not Available	Vacant	1.43563525	D-OTN	#N/A	162	#N/A	12/31/2023	0	0	0	0	232
B1902249	Permit Reinstated	3/14/2022	105 5TH St, Oakland, CA 94607	001 016300100	Not Available	General Industrial	0.17226338	C-45-NA	145.2	301.9	205%	12/31/2025	0	0	0	0	157
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602800, 012 098602501	Density Bonus Regulatory Agreement Recorded	Service Station	0.54048944	CN-2-35	79.2	105	133%	12/31/2022	0	3	0	0	54
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	Not Available	General Commercial	0.28692734	CC-2-75	158.4	401	253%	12/31/2024	0	0	0	0	115
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	Not Available	Vacant	0.46080362	CBD-P-7	484.0	484	100%	12/31/2025	0	0	0	0	223
B1802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	Not Available	Mixed Uses – Residential	0.67914157	D-BV-1-NA	348.5	106	30%	12/31/2023	0	0	0	0	72
B1703245; B1704331	Permit Expired	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	Density Bonus Regulatory Agreement Recorded	Mixed Uses – Residential	1.37780508	D-LM-3-LM75	#N/A	316	#N/A	12/31/2025	0	27	0	0	409
B1606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	Not Available	Vacant	0.01002808	S-15-90	193.6	1296	670%	12/31/2023	0	0	0	0	13

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*[2]	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
B1604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	Not Available	Service Station	0.37007121	RU-5-60	116.2	105	91%	12/31/2023	0	0	0	0	39
B1604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	Not Available	General Commercial	0.30424301	D-BV-3-85	158.4	339	214%	12/31/2026	0	0	0	0	103
B1604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	Not Available	Mixed Uses – Residential	0.3947733	D-BV-3-85	158.4	172	109%	12/31/2023	0	0	0	0	68
B1603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	Not Available	Mixed Uses – Residential	0.97288586	D-BV-1-NA	348.5	416	119%	12/31/2026	0	0	0	0	405
B1505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	Not Available	Vacant	0.78315871	HBX-2-NA	46.8	60	128%	12/31/2023	0	0	0	0	47
	On Hold- Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	Not Available	General Industrial	0.20083280	HBX-1-NA	43.6	45	104%	12/31/2025	0	0	0	0	9
RB1802925, RB1802926, RB1802927, RB1802928, RB1802929, RB1802930	Permit Expired	5/22/2022	1608 32ND ST OAKLAND 94608	007 059801700	Not Available	Vacant	0.06212993	HBX-2-NA	46.8	100	213%	12/31/2023	0	0	0	0	6
												TOTAL:	**194**	**302**	**504**	**80**	**3,605**
												Percent of RHNA:		**9.8%**		**1.8%**	**31.2%**

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

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

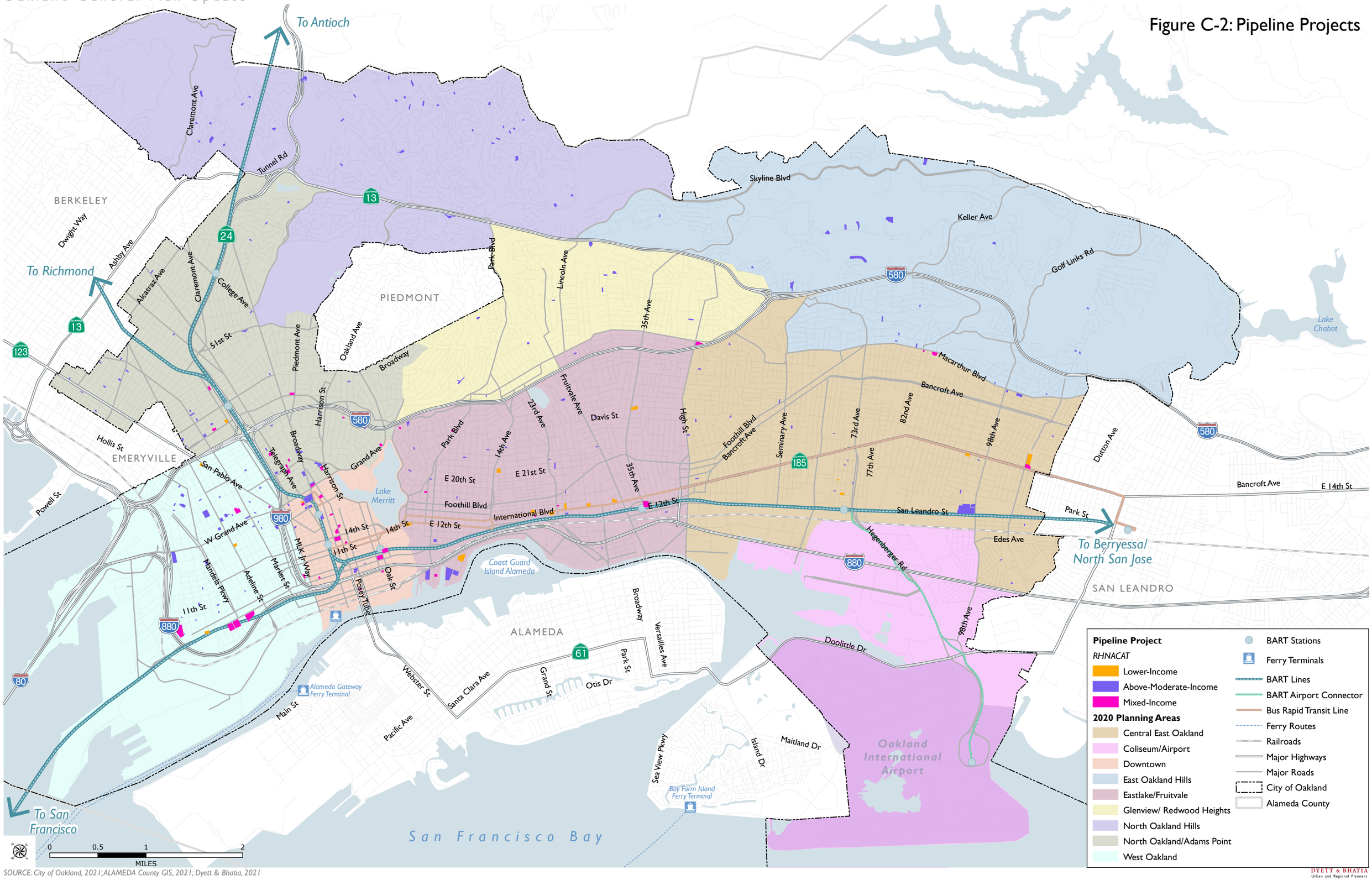
Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, 2022

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

Income Category	*Number of Projects*	*Unit Count*
Extremely-Low-Income	0	0
Very-Low-Income	0	0
Low-Income	0	0
Moderate-Income	0	0
Above-Moderate-Income	143	157

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

Figure C-2: Pipeline Projects



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

PROJECTED ACCESSORY DWELLING UNITS

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

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

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

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. Housing Action Plan actions also seek to implement new ADU standards that streamline approvals to address unpermitted units (Action 3.4.9), provide financial incentives for lower-income

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

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

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

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

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

ADEQUATE SITES ALTERNATIVE

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

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

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

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

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

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

Table C-9a: Adequate Sites Alternative Capacity

					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 08130080 0	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	44	0	0	1
Coliseum Way[1]	4801 Coliseum Way	034 22950160 5	Acquisition/ Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	36	0	0	1
				Total	**80**	**0**	**0**	**2**
				Percent of RHNA	**1.2%**	**0.0%**	**0.0%**	**0.02%**

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

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

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

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

Table C-9b. Adequate Sites Alternative Requirements

Project Name	*Homekey Project Status*	*Developer/ Owner; Property Manager; Service Provider*	*Project Address*	*Project Type*	*Target Population*	*Total Units*	*# Homeless Units*	*Chronically Homeless Units*	*# Homeless Youth Units*	*Homekey Capital Award*	Homekey Operating Award	City Match Funding
Piedmont Place	Awarded Homekey Funds 3/28/22. Entered into State CA HCD Standard Agreement, a City Grant Agreement, Deed of Trust, and 55-year Regulatory Agreement on 8/21/2022	Memar Properties, Inc (MPI Homes) and Bay Area Community Services (BACS) Service Provider: BACS Housing Corp	55 Macarthur Blvd, Oakland, CA 94610	Acquisition and rehab of existing hotel near Piedmont Avenue	Chronically Homeless. Est. opening date: early 2023.	45	44	44	0	$12.98M	$1,89M	Capital: $3.3M Operating: $3.35M
Inn by the Coliseum	Awarded Homekey Funds 5/17/22. Entered into a Standard Agreement with the State HCD and we will enter into a Regulatory Agreement, Grant Agreement, and Deed of Trust within 2-3 months. Date of HCD agreement is 8/25/2022.	Danco Communities Danco Property Management Service Provider: Operation Dignity, Inc.	4801 Coliseum Way, Oakland, CA 94601	Acquisition and Rehab of existing hotel near Coliseum	Chronically Homeless, Homeless Special Needs. Est. opening date: mid- late 2023.	37	36	6	0	$10.02M	$1.33M	Capital: $4.2M Operating: $6.35M

Source: City of Oakland, 2022

C.3 Availability of Land to Address the Remaining RHNA

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

Table C-10: Summary of Opportunity Site Residential Capacity

	Very-Low-Income[1]	*Low-Income*[1]	*Moderate-Income*	*Above-Moderate-Income*	***Total Units***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Remaining Housing Need[2]	4,501	1,503	3,681	1,597	11,282
Potential Development Projects[4]	374	1,494	240	5,278	**7,386**
Vacant	*203*	*787*	*23*	*1,156*	***2,168***
Non-Vacant	*172*	*707*	*217*	*4,122*	***5,218***
Available 5th Cycle RHNA		715	3,385	374	**4,474**
Vacant		*23*	*596*	*3*	***622***
Non-Vacant		*692*	*2,798*	*371*	***3,852***
New Opportunity Sites		5,082	885	2,035	**8,002**
Vacant		*142*	*218*	*0*	***360***
Non-Vacant		*4,940*	*667*	*2,035*	***7,642***
Total Capacity		**11,922**	**5,286**	**17,623**	**34,831**
Capacity Shortfall(-)/ Surplus(+)[3]		**+1,661**	**+829**	**+6,090**	**+8,580**

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

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

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

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

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

SITE DEVELOPMENT CAPACITY

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

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

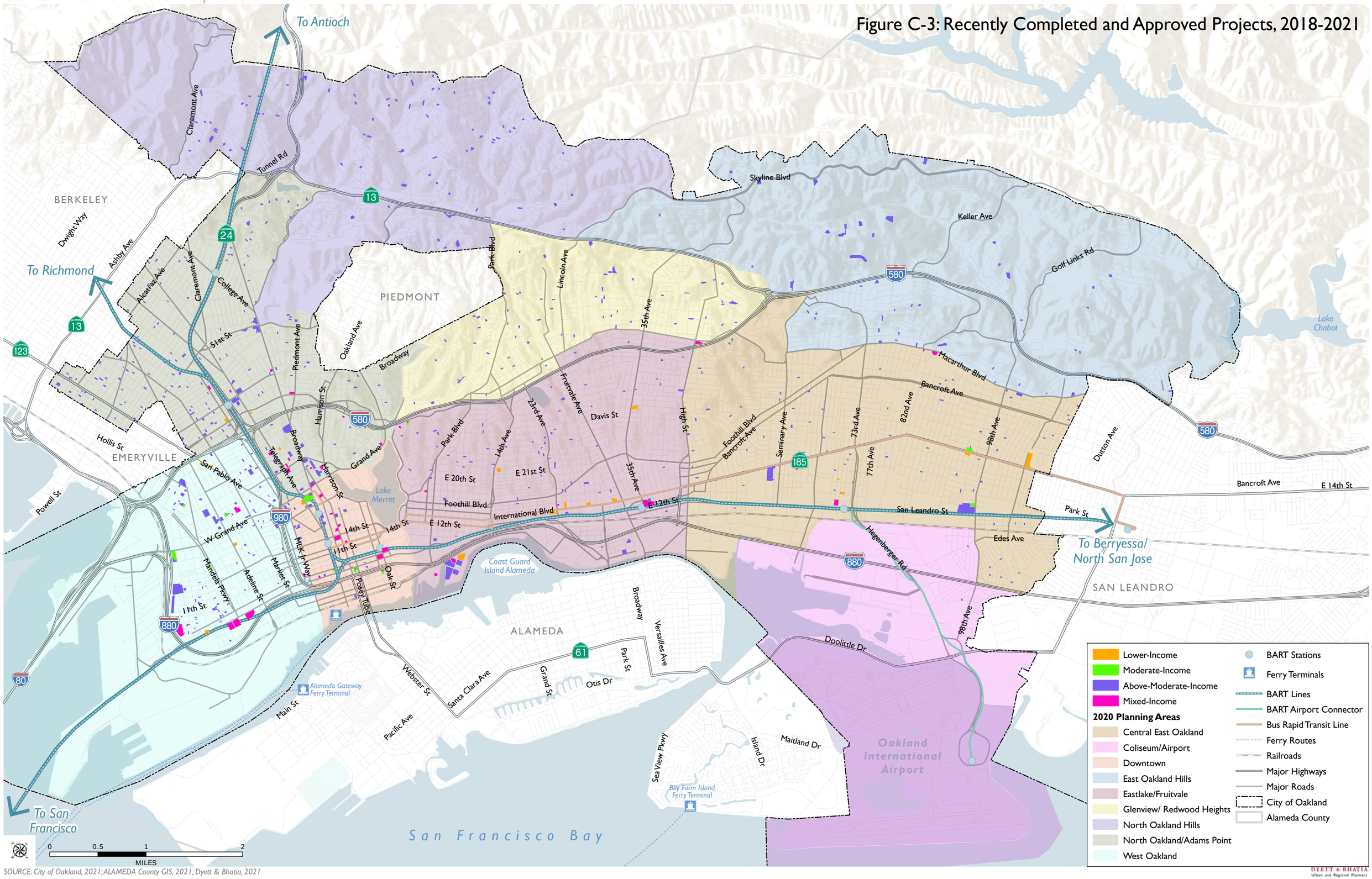
Table C-11a below summarizes the results of this survey and provides realistic capacity estimates for opportunity sites included in the Inventory. Pipeline development projects provide a snapshot of larger projects developed and approved from 2018-2021, and a full table of all projects included in the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

Realistic capacities provided in Table C-11a are applied to sites that do not otherwise include active development applications. These sites are also subject to *additional* capacity modifiers, as shown in Table C-13, which include adjustments for lower Assessed Value ratios (AV ratios) and lower floor area ratios (FAR). This results in modest capacity estimates that are well-below many of Oakland's actual development capacity trends. Please see pages C-49 through C-52 for more information on these additional capacity modifiers.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). Where a site has an ongoing pre-application or planning permit application, or where there is expressed developer interest or preliminary discussions, a modifier of 0.9 is applied to densities and affordability for the to approximate realistic capacity.

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

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



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

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
Coliseum/Airport					

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
CN-3	45	No	96.8	81.9%	79.2
D-CO-2		No	335.1	24.1%	80.8
HBX-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
	LM-275	Yes	396.0	58.8%	232.9

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

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

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

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
RH-2		No	1 per lot	100.7%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	101.5%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-3		No	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RU-2		No	54.5	60.6%	33.0
RU-3		No	96.8	27.9%	27.0
North Oakland/Adams Point					
CBD-C	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-P	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-X	2	No	217.8	54.2%	118.1
	4	No	484.0	54.2%	262.4
	6	Yes	484.0	54.2%	262.4
CC-2	45	Yes	96.8	78.7%	76.2
	60	Yes	116.2	64.8%	75.2
	75	Yes	158.4	66.8%	105.8
	90	Yes	193.6	129.9%	193.6
CN-1	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
CN-2	35	Yes	79.2	133.2%	79.2
	45	Yes	96.8	88.9%	86.1
	60	Yes	116.2	45.0%	52.3
	75	No	158.4	89.0%	141.0
	90	No	193.6	89.0%	172.3
CN-3	35	Yes	79.2	95.7%	75.8
	45	Yes	96.8	34.6%	33.5
	60	Yes	116.2	109.5%	116.2
	75	No	158.4	96.8%	153.4
CN-4	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
D-BV-1		Yes	348.5	92.9%	323.8
D-BV-2	45	No	96.8	253.7%	96.8

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

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

Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
	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 in the RM-2 and RM-3 Zones is larger than 4,000 sq. ft., then two units per lot are permitted by right, while 17.42 du/ac is permitted in RM-2 with a Conditional Use Permit (CUP) and 29.04 du/ac is permitted in RM-3 with a CUP. If a parcel in the RM-4 Zone is larger than 4,000 sq. ft., up to four units are permitted by right, while 39.6 du/ac is permitted in RM-4 with a CUP. In the case of base zones RM-2, RM-3, and RM-4 below 4,000 sq. ft. assume the site will develop at the maximum allowed unit per lot if the average percent of density met is above 50 percent – otherwise assume development is not feasible. In the case of base zone RM-4 above 4,000 sq. ft., apply the percentage of density met to the permitted 39.6 du/ac.

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

Non-Residential to Residential Conversion

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

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

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

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-12b, which provides a list of completed and approved[7] projects from 2018 to 2021, about 1,375 completed units developed on parcels that converted from solely non-residential uses to mixed residential uses, and 4,873 are in the pipeline. The 61 projects in Table C-12b provide supporting evidence for nonvacant land redevelopment. Recent growth areas where projects have most commonly been occurring include Downtown, North Oakland/Adams Point, and West Oakland – which together represent 5,707 units or nearly 82 percent of nonvacant residential development between 2018 and 2021 in this sample. Residential conversion in Central East Oakland and Eastlake/Fruitvale represents another 1,258 units, though it is noted that built densities are generally lower than maximum allowed densities of current zoning in these areas. The opposite is true for all other areas, where built densities of completed and pipeline projects tend to exceed maximum allowed densities. Most nonvacant conversions are from commercial uses, including office, retail, restaurant, and other general commercial uses or parking lots. Sites with public uses also represent a large share of residential conversions. Overall, residential conversions of nonvacant sites typically occur on parcels with buildings that were built in the 1940s or 1950s, and the existing AV ratio ranges from 0.00 to 4.49 (0.95 on average), while FAR ranges from 0.00 to 3.57 (0.55 on average). Both the average AV ratio and FAR are less than 1.00, meaning that most of these sites would generally be considered underutilized.

[7] Includes one pre-application project

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

Area	*Address/APN(s)*	*Acres*	*Prior Land Use*	*Prior AV Ratio*	*Prior FAR*	*Building Age*	*Base Zone*	*Allowed Density*	*Built Density*	*VLI*	*LI*	*MI*	*AMI*	*Total*
Completed														
Central East Oakland (Completed 2020)	805 71ST AVE 041 416605400	1.36	Public	n/a	n/a	n/a	D-CO-1	335.1	80.8	55	0	0	55	110
Central East Oakland (Completed 2018)	9400 INTERNATIONAL BLVD 046 542302500	0.94	Public	n/a	n/a	1939	RM-2	21.8	62.8	0	0	0	59	59
Downtown (Completed 2018)	459 8th Street 001 020101500	0.35	Parking Lot	n/a	0	n/a	CBD-P/ S-7-55	145.2	142.9	0	0	0	50	50
Eastlake/Fruitvale (Completed 2020)	3611 E 12TH 033 217702102	1.26	Public	n/a	n/a	n/a	S-15	193.6	74.9	72	20	0	2	94
North Oakland/Adams Point (Completed 2018)	445 30TH ST 009 069902301	0.26	Commercial Office	0.04	0.27	1938	S-1	n/a	224.6	0	57	1	0	58
North Oakland/Adams Point (Completed 2017)	5238 Coronado Ave 014 124100901	1.15	Commercial- Auto Oriented	Not available	Not available	Not available	CC-2	116.2	110.4	0	127	0	0	127
North Oakland/Adams Point (Completed 2020)	411 29TH ST 009 068800101	0.74	Commercial Office	0.1	0.81	1956	CC-2	158.4	112.8	0	0	0	83	83
West Oakland (Completed 2018)	2506 Magnolia Street 005 043701404	1.47	General Industrial	4.49	0.79	1990	HBX-4	43.6	7.5	0	0	0	11	11
West Oakland (Completed 2020)	674 23RD ST 008 066300600	0.29	General Industrial	0.46	2.14	1930	RU-5	96.8	82.6	0	0	0	24	24
North Oakland/Adams Point	325 27th ST 009 068501806	1.09	Commercial- Auto Dealership, Retail	0.2	<0.33	1962-64	D-BV-1	348.5	232.9	0	0	0	255	255
North Oakland/Adams Point	2500 Webster St 008 067202100	0.14	Commercial- Auto dealership	Not available	1	1929-30	D-BV-1	348.5	209.2	0	0	0	30	30
North Oakland/Adams Point	3073 Broadway 009 070500203	3.44	Commercial- Auto Dealership	Not available	0.27	1940s	D-BV-3	158.4	123.06	0	0	0	423	423
West Oakland	3268 SAN PABLO AVE 009 072200700	0.26	Religious/Institutional	0.03	0.25	1991	RU-5	116.2	198.3	13	38	0	0	51
Pipeline														

Central East Oakland	9401 INTERNATIONAL BLVD 044 4967001 00 , -200, -300, -402, -403, -500, -701, -900	0.75	Mixed Use Residential	Not available	0.14	1900s	CN-3	116.2	73.3	54	0	0	1	55
Central East Oakland	10500 INTERNATIONAL BLVD 047 550904200, -300, -400	3.9	Commercial	0.42	Not available	1965	CC-2	116.2	100.8	0	393	0	0	393
Downtown	105 5th ST 001 016300100	0.17	General Industrial	0	0.03	1983	C-45	145.2	301.9	0	0	0	157	157
Downtown	51 9TH ST 001 016900100, -200	2.71	Parking Lot	n/a	0	Not available	D-LM-2	396.0	205.5	123	74	36	324	557
Downtown	578 7TH ST 001 020901500	0.17	Commercial Retail	0	0.75	1923	CBD-X	217.8	335.5	0	0	16	41	57
Downtown	316 12TH ST 002 006300700	0.22	Commercial Retail	0.6	1.0	1909	D-LM-4	193.6	354.8	0	3	0	24	77
Downtown	WEBSTER ST 008 062400400, -500	0.22	Parking Lot	n/a	n/a	1924	CBD-C	484.0	490.9	0	0	11	97	108
Downtown	1433 WEBSTER ST 008 062403700, -400, -600	0.64	Commercial Office	0.05	0.99	1954	CBD-P	484.0	168.0	7	0	0	161	168
Downtown	2125 TELEGRAPH AVE 008 064700100	0.17	Parking Lot	n/a	0	not available	CBD-C	484.0	555.9	97	0	0	0	97
Downtown	FRANKLIN ST 002 005500200	1.38	Parking Garage	4.33	Not available	1953	D-LM-3	396.0	316.4	27	0	0	409	436
Eastlake/Fruitvale	48 5TH AVE 018 046000200	0.42	General Industrial	0.32	0.54	1911	M-40	n/a	50.2	11	7	3	0	21
Eastlake/Fruitvale	112 E 12th st 019 002701400	0.92	Public	n/a	n/a	Not available	D-LM-1	193.6	98.4	35	56	0	0	91
Eastlake/Fruitvale	2227 INTERNATIONAL BLVD 020 010600100, -200, -301, -500, -501	0.89	General Industrial	Not available	0.99	1926	CN-3	96.8	78.4	21	54	1		76
Eastlake/Fruitvale	2372 INTERNATIONAL BLVD 020 015301601	0.64	Religious/Institutional	0.95	0	1923	CN-3	96.8	94.2	0	60	0	0	60
Eastlake/Fruitvale	347 E 18TH ST 021 022300301	0.23	Commercial Restaurant	0	0.11	1980	CN-2	96.8	116.4	0	3	0	24	27

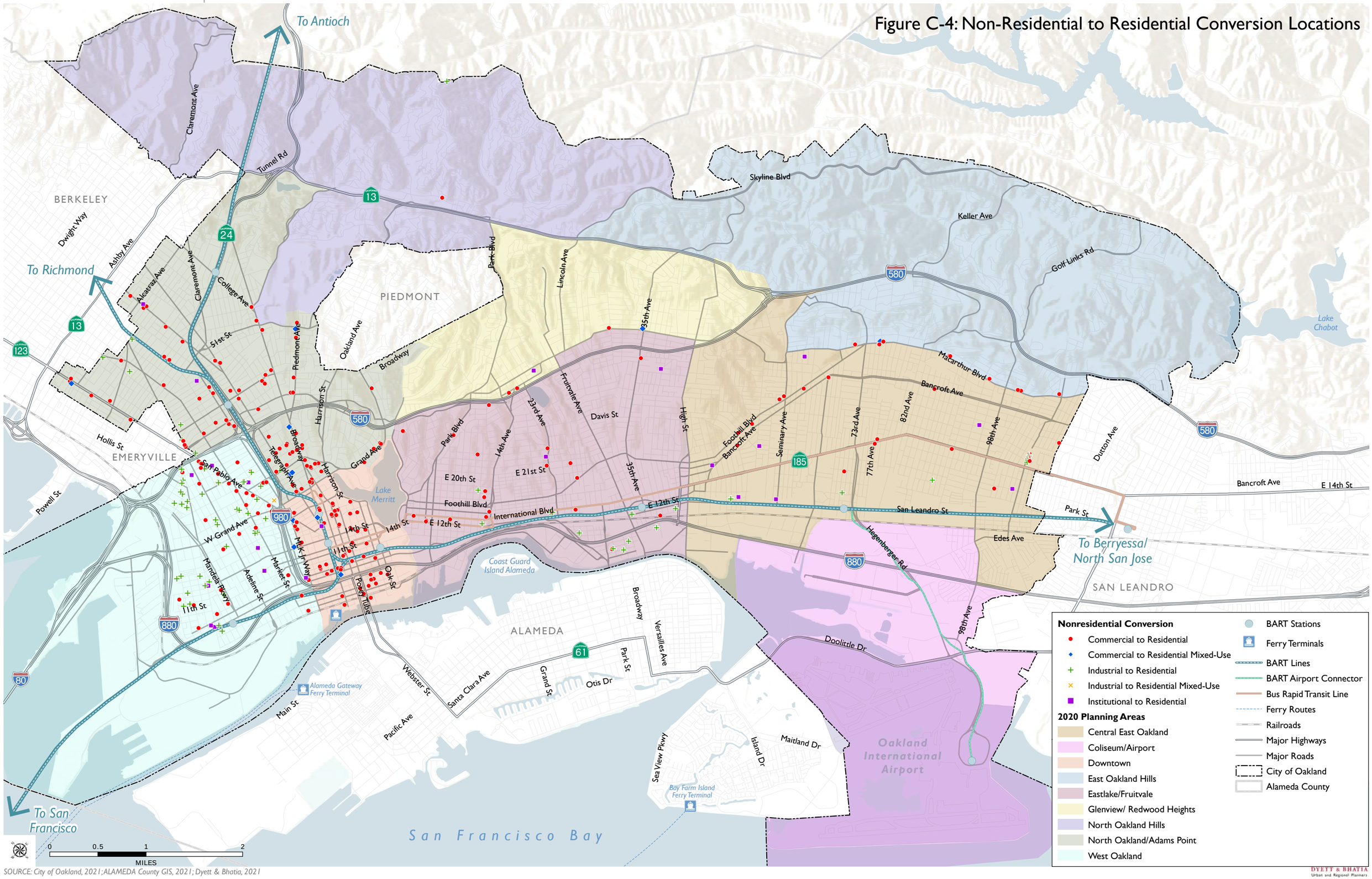
Eastlake/Fruitvale	2700 INTERNATIONAL BLVD 025 071201902, 025 071201700	0.61	Commercial Office	0	1.28	1969	CC-2	116.2	123.0	30	44	0	1	75
Eastlake/Fruitvale	3050 INTERNATIONAL BLVD 025 071900701	0.75	Parking Lot	n/a	0	1946	CC-2	158.4	101.9	47	28	1	0	76
Eastlake/Fruitvale	3525 LYON AVE 032 210800400	1.16	Multi Family Residential	2.25	Not available	1990	RM-4	39.6	94.0	108	1	0	0	109
Eastlake/Fruitvale	35TH AV 033 219701901	2.16	Parking Lot	n/a	0	n/a	S-15	193.6	83.9	75	104	0	2	181
North Oakland/Adams Point	2250 BROADWAY 008 065600100, 008 065600400	0.51	Commercial Office	2.6	3.57	1969	D-BV-2	229.3	539.2	12	0	0	263	275
North Oakland/Adams Point	271 24TH ST/ 2356 WAVERLY ST 008 067000100; -002-00; -003-00; - 004-00; -015-00; -016-00; -017-00 & -018-00	0.51	Parking Lot; Mixed use with residential; Auto-oriented use	0.61	0.31	1903	D-BV-1	348.5	0.0	15	0	0	315	330
North Oakland/Adams Point	2600 TELEGRAPH AVE 009 068401100, 009 068401201	1.31	General Commercial	0.79	Not available	1964	CC-2	193.6	171.8	15	0	0	210	225
North Oakland/Adams Point	3007 TELEGRAPH AVE 009 070800400, 009 070800600	0.55	General Commercial	0.3	0.4	1931	CC-2 RU-2	96.8	81.8	2	0	0	43	45
North Oakland/Adams Point	820 W MACARTHUR BLVD 012 095900903	0.51	Auto-oriented use	0.11	0.25	1979	RU-5	116.2	178.9	0	0	27	65	92
North Oakland/Adams Point	880 W MacArthur Blvd 012 095904900	0.37	Service Station	0	Not available	1980	RU-5-60	116.2	105.4	0	0	0	39	39
North Oakland/Adams Point	230 W MACARTHUR BLVD 012 098602800, 012 098602501	0.53	Service Station	0.78	Not available	1977	CN-2	79.2	105.0	0	3	0	54	57
West Oakland	685 9TH ST 001 021704800	0.35	Light Manufacturing	0.06	0.65	1921	CBD-R	217.8	330.6	0	0	35	82	117
West Oakland	1451 7TH STREET 004 007100300, -330	5.01	Public	n/a	n/a	1925	S-15W	193.6	152.0	90	148	2	522	762

West Oakland	1842 ADELINE ST 005 040603000	0.49	Religious/Institutional	n/a	n/a	1970s	RM-4	39.6	494.0	49	0	1	0	50
West Oakland	3419 SAN PABLO AVE 005 047900301	0.34	General Commercial	0.06	0.1	Not available	RU-5	158.4	176.5	15	44	1	0	60
Potential Project														
Downtown	111 BROADWAY 001 013500700	0.09	Commercial Office	3.64	2.55	1966	C-45	145.2	141.6	0	3	0	10	13
Downtown	430 Broadway 001 013900100	1.38	Public	n/a	n/a	1964-66	C-45	145.2	197.3	0	100	0	172	272
Downtown	419 4th ST 001 013901500	0.32	General Industrial	0.76	0.99	1921-22	C-45	145.2	214.9	0	0	0	69	69
Downtown	200-220 Alice St 001 015700400, -500, -600	0.35	Commercial Restaurant/Office, Industrial	3.00	0.88	1966	C-45	145.2	162.9	0	0	62	143	57
Downtown	1261 HARRISON ST 002 006300200	0.35	Commercial Retail	0.05	1.00	1915	D-LM-4	193.6	294.3	0	10	0	92	102
Downtown	1431 FRANKLIN ST 008 062100807	0.48	Parking Lot	0.00	0.00	1924	CC-2	484.0	655.8	26	0	0	289	315
Downtown	2301 Telegraph Ave 008 066400600	0.19	General Commercial	1.23	0.61	1958	CC-2	98.6	306.9	0	58	0	0	58
East Oakland Hills	040A342201700	0.23	Mixed Use Residential	0.20	0.14	1934	RU-4	96.8	174.2	0	40	0	0	40
East Oakland Hills	10520 MACARTHUR BLVD 047 559502206	0.13	Commercial Office	2.82	0.46	1952	CC-2	96.8	259.9	0	17	16	0	33
Eastlake/Fruitvale	3751 International Boulevard 033 215800501, 033 215802201, 033 219402203, 033 215800800	0.93	Mixed Use Residential	1.01	0.30	1941	CN-2	176.0	196.8	90	90	3		127
North Oakland/Adams Point	WEBSTER ST 008 066700503	0.27	Parking Lot	n/a	0.00	1983	D-BV-2	229.3	652.8	0	26	0	150	176
North Oakland/Adams Point	2901 BROADWAY 009 070100500, -0600, -0700, -0800, -0900, -1000, -1100, -1200	0.81	Auto-oriented uses, Parking Lot	0.00	0.48	1947	CC-2/ D-BV-3/ D-BV-4	158.4	271.6	23	0	0	197	220

North Oakland/Adams Point	3403 PIEDMONT AVE 009 073200502	0.35	Commercial Office/Parking Lot	0.46	0.00	1952	CC-2	158.4	217.1	0	7	0	69	76
North Oakland/Adams Point	290 27TH ST 010 079800307, -308	1.04	Commercial Retail	0.38	0.66	1947	D-BV-3/ CC-2	158.4	190.4	0	17	0	181	198
North Oakland/Adams Point	3801 TELEGRAPH AVE 012 096700501	0.33	Commercial Retail	1.32	0.44	1989	CN-2	154.8	179.5	0	19	2	59	60
North Oakland/Adams Point	4207 BROADWAY 012 100200601, -0800, -0900, -1001, -1300	0.98	Commercial Retail/Restaurant, Single-family Residential	0.70	0.28	1970	CC-2	96.8	129.6	6	0	0	121	127
North Oakland/Adams Point	5616 M L KING JR WAY 014 121001801	0.15	Mixed Use Residential	2.01	0.69	1941	CC-2	96.8	132.9	2	0	0	18	20
North Oakland/Adams Point	6341 SHATTUCK AVE 015 136400100	0.15	Commercial Restaurant	0.37	0.17	1968	CN-3	79.2	91.1	0	0	2	12	14

Source: Oakland Planning and Building Department, 2023; Dyett & Bhatia, 2023

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

Development Capacity Modifiers

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

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

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

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

Table C-13: Development Capacity Modifiers

Existing Use/Site Type	*AV Ratio*	*FAR*	*Capacity Modifier*
Pre-Application/Early-Stage Planning Application[1]			90%
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%

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

Source: Dyett & Bhatia, 2022

OPPORTUNITY SITE SELECTION

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

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

The remaining vacant and non-vacant sites were then considered as potential sites to include in the Inventory.

Nonvacant Analysis

As described in the Housing Constraints chapter, much of Oakland's zoning, including commercial zones, allows for housing as an allowed use, and at default densities of 30 du/ac. The inventory contains nonvacant parcels with existing non-residential uses (including structures or improvements) that are currently zoned to permit residential uses. For these nonvacant sites, the existing use, development trends, market conditions, and available regulatory incentives were analyzed to determine redevelopment potential during the 2023-2031 planning period. Capacity of nonvacant sites utilizes the capacity modifiers as described above, including estimates using actual pipeline and completed projects for each unique geography of Oakland (Table C-11) and lower AV ratio and FAR factors (Table C-13).

Existing Uses

Existing uses may constitute an impediment to residential development. For example, an existing high-AV ratio, multi-story office tower would be less likely to redevelop than a low-FAR parking lot. General descriptions of existing uses on each site of the Inventory are included in Table C-14a.

Analysis below describes the likelihood of redevelopment of sites with the following generalized land use categories during the 2023-2031 planning period. Please see Table C-12b for examples of recent or pending development that support assumptions related to these generalized land use categories of nonvacant sites. Each of the nonvacant sites falls into these categories:

- **General Commercial:** This category of uses includes retail stores, banks, smaller restaurants, small offices, and other similar business uses. The commercial retail sector has been declining nationally for a number of years as a large share of sales and services have shifted online. The increasing popularity of remote work has also diminished the demand for office space. Table C-12b provides 23 examples of completed, pipeline, or pre-application projects that include each of these use categories; these include commercial office, retail, restaurants, and medical offices. The average year of building construction for these projects is 1959; the average AV ratio is 0.98; and the average FAR is 0.58. Select information on various projects that redeveloped on general commercial uses is included below:
    - **411 29th Street:** This completed infill project redeveloped a two-story medical office into an 83-unit project with a small ground-floor commercial component. While some of the space within this building was for lease, the use was operational at time of project submittal. The original building was built in 1956.
    - **5238 Coronado Ave:** This five-story mixed use development, consisting of 127 senior housing residential care units and ground-floor commercial space, was constructed in 2017. The development replaced two detached, two-story vacant commercial buildings (including a fabric store and auto-oriented uses), a parking lot, a roof-mounted billboard, and a vacant parcel previously occupied by a gas station (removed from the Cortese list).
    - **2600 Telegraph Ave:** This pipeline eight-story 225-unit mixed use infill project (with 8 percent dedicated to very low-income units) will replace a one-story commercial building. Existing operating uses include various restaurants, a billiards hall, and a parking lot.
    - **528 30th Street:** This completed infill project constructed a new multifamily facility for 43 units and demolished a former parking lot and existing operational commercial uses (including a medical marijuana dispensary and professional offices). A portion of the existing use was a Potential Designated Historic Property, built in 1926-1927.
- **Service Stations/Auto-Oriented Uses:** Numerous factors, including a changing economy, new technologies, and evolving community values, have resulted in redevelopment of auto-oriented uses, particularly in the Broadway Valdez area. As California transitions to all-electric vehicle sales, gas retailers are exiting the market because of low margins on fuel sales and price competition. As shown in Table C-12b, there are four example projects of this type. They have an average year of building construction of 1970; an average AV ratio of 022; and an average FAR of 0.37.
    - **325 27th Street:** This completed mixed use project consists of a new seven story building containing 37,000 square feet of retail and 255 dwelling units. The proposal required the demolition of a surface parking lot, used as an auto sales lot

for the last 20 years, and a shuttered building that was the former JJ's restaurant, historically referred to as the former Biff's Coffee Shop (a CEQA historic resource).

- **2500 Webster St:** This completed project redeveloped one parcel in the Broadway Valdez District Specific Plan (BVDSP, or Plan) area into a six-story mixed-use development with . The project site was a single-story commercial building occupied by the Oakland Mitsubishi automobile dealership. The 2500 Webster Street project (proposed project) would include the construction of a six-story mixed-use residential and commercial building with an area of approximately 35,585 gross square feet.
- **3073 Broadway:** This completed project was built on a site that previously included automobile sales and repair uses, one building, and a surface parking lot. The project demolished a majority of the use but adaptively reused a portion of the historic Connell Building by integrating the prominent front showroom at the corner of Broadway and Hawthorne Avenue into the new building.
- **230 W Macarthur:** This pipeline project (currently under construction) merged two existing parcels and demolished an existing gas station/ auto body shop building (in use at the time of project proposal). The Project development includes a 57- units, six-story mixed use residential development over approximately 5,424 square feet of ground floor commercial/retail space.

- P**arking Lots:** This category includes standalone parking lots, and large paved lots used for storage of vehicles or large equipment. These sites are likely to be redeveloped because development of housing would not require substantial demolition work. Parking lots are also a strong candidate for redevelopment in transit-oriented areas, and areas where the City is reducing parking requirements (supported by Housing Action Plan Actions 3.4.4, 4.3.3, and 5.2.2). As shown in Table C-12b, there are 9 example projects. Details for three of these projects are described below:
  - **2250 Broadway:** The project site is currently occupied by an office building and a surface parking lot. The pipeline project would redevelop the surface parking lot portion of the site with a 35-story residential tower that accommodates approximately 275 units, with additional auxiliary uses and ground-floor retail.
  - **459 8th Street:** This completed five story mixed-use development in the Old Oakland neighborhood downtown (a moderate resource area) replaced an operating fee lot in 2018.
  - **51 9th Street:** This proposed project is a two-block transit-oriented development project at 51 9th Street (Block 1) and 107 8th Street (Block 2). This large development (557 units, with 233 affordable units) will redevelop the Lake Merritt BART parking lot.
- **Transitional Industrial parcels:** Several of Oakland's specific plans, including the WOSP and Central Estuary Area Plan, envision some historically industrial uses transitioning to live/work and other mixed-use developments with housing. As these uses phase out or become nonconforming, opportunities for housing become feasible. Actions 5.2.1, 5.2.3, and 5.2.9 address any potential environmental issues that may arise, including MERV filters to improve air quality, remediation of hazardous materials, and reducing pollution.

With the exception of the Greyhound bus terminal (proposed as mixed income, and identified in the prior housing cycle), these sites are not designated for lower income housing. As shown in Table C-12b, there are seven example projects of this type. The average year of construction for these projects is 1943; the average AV ratio is 1.0; and the average FAR is 0.87.

- **685 9th Street:** The pipeline 117-unit infill project (which includes affordable housing) will be built on a lot with a shuttered warehouse use (formerly the Acorn Supply Co.)
- **674 23rd Street:** The completed 24-unit development was developed on a site with an existing historic property, which served as an armory in 1913 and a wholesale building materials outlet and a small hobby craft firm in the 1950s. The most recent use was unpermitted artist lofts, where a fire in 2015 took two lives and the building was redtagged as uninhabitable. The new development preserved the façade and incorporated some interior details; an upper addition is set back from the façades.
- **2257 International Blvd:** The Ancora Place development (currently under construction) is a publicly-funded, five-story mixed-use affordable housing development on International Boulevard in East Oakland. The mid-block site will consolidate several narrow parcels to join a contiguous series of affordable properties owned by Satellite Affordable Housing Associates that includes Eastside Arts & Housing and Camino 23. The project will be built on an existing parking lot/storage yard that has ceased operation.

- **Public uses:** Sites that are owned or operated by public agencies or have quasi-public uses such as parks/recreation/open space are tax-exempt, and AV ratios and FARs cannot be determined for these sites. Nonetheless, public ownership of these sites, in combination with the lower densities of existing uses, represents significant redevelopment opportunities for housing. Many of these sites represent City- or agency-owned parking lots. As shown in Table C-12b, there are example projects of this type. Details for two are provided below:
  - **3611 12th Street:** The 94-unit Casa Arabella project was completed in 2020 on a BART-owned parking lot at the Fruitvale BART Station.
  - **1451 7th Street:** In 2020 the BART Board of Directors approved a transit-oriented development project at the West Oakland Station that includes 762 housing units of which more than 30 percent have been designated as affordable. The project also includes neighborhood-serving retail and office space. The pipeline transit-oriented development will be built on parking spaces at the West Oakland Station.
- **Religious/Institutional:** Several faith-based organizations have partnered with Bay Area LISC, a community development corporation that provides targeted technical assistance, training, and tailored grant resources, to support a cohort of faith-based landowners to develop affordable housing on their properties. Sites in the inventory represent this cohort, with unit counts and affordability levels provided by Bay Area LISC. Details of the three past example projects in Table C-12b are described below:

- **1842 Adeline St:** The existing religious facility, formerly known as the Friendship Christian Center, is proposed to be demolished to make way for a 50-unit senior housing development project in West Oakland.
- **3268 San Pablo Ave:** A five-story 51 unit senior housing development, known as Monarch Homes, was completed in 2020 on this site in the Hoover-Foster neighborhood; the development demolished a structure formerly used as a church.
- **2372 International Blvd:** The planned redevelopment of the property consists of the demolition of the commercial buildings on the northeastern portion of the lot, preserving Agnes Memorial Church on the southwest portion of the lot. Following the lot split and demolition, the project sponsor will construct a four-story, 60-unit senior housing building. This project represents an example of a church utilizing the underutilized portion of the parcel to build affordable housing while maintaining the religious use on the site.

Redevelopment Potential Conditions and Opportunities

A feasibility analysis was conducted for these sites to demonstrate their suitability for redevelopment with housing using criteria established based on the characteristics and conditions of the recent development projects. The following indicators were reviewed for each site. Evidence of this type of development, including previous land uses on these nonvacant sites, is provided in Table C-12b. Additionally, Housing Action Plan Action 3.4.10 also allows all sites included in the inventory to develop with affordable housing by-right, and a minimum density will be established based on a site's realistic capacity. This action provides an additional incentive for all sites in the inventory.

Nonvacant sites with the following characteristics have strong incentive to redevelop:

A. **City or Agency Ownership:** City- or agency-owned sites prioritize development that maximizes the production of affordable housing and typically support the densities required.[9,10] For example, BART-owned sites are permitted to develop at high densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.[11] When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. BART has reviewed property sites and designated them

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

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

[11] 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.

appropriate to include in the inventory. Housing Action Plan Action 3.3.1 supports development of these sites.

Potential Development Projects: Property owner interest is one of the strongest predictors of property redevelopment. Sites that have submitted a pre-application or are at an earlier stage in the planning permit approval process are included in this category. *Please note this type of site is not included in Table C-14a; please see Table C-14b and supporting narrative for more information.*

Other nonvacant sites include at least three of the following factors related to redevelopment conditions or incentives:

B. **Assessed Value (AV) Ratio:** An AV ratio less than 1.0 means that the land is worth more than the improvements built on top of it (i.e., is economically underutilized) – indicating that there is a strong incentive for the property owner to redevelop with new uses that can command higher rents or sales prices. For the purpose of this analysis, sites with an AV ratio of less than 1.0 were deemed feasible, and sites with an AV ratio of less than 0.5 are considered strong candidates for redevelopment. Table C-12b provides 61 examples of projects that were converted or are proposed to convert from existing non-residential uses into residential uses between 2018-2021. As seen in the table, a number of sites had AV ratios less than 0.5, but 19 projects had previous uses with AV ratios higher than 1.0, and as high as 4.49. This demonstrates that a wide range of parcels have redevelopment potential, largely due to the high cost of housing in the region. In addition, the density of these projects varies as low as 7.6 units per acre to a 168-unit project on a 0.14 acre lot, with a density of 3,450.5 units to the acre. Projects were also able to sustain a large range of price points and affordability levels, including one 50% Very Low income (VLI) 110-unit project completed at 80.8 dwelling units per acre, and an 100% affordable project completed at 198.3 dwelling units per acre. 100%-affordable projects are being constructed in the Downtown area, including one 100% VLI 97-unit project built on a 0.17-acre parking lot at a density of 556 dwelling units per acre. As described in Table C-13, realistic capacities of nonvacant sites include an 80-percent modifier for parcels with FAR less than 0.5, a 60-percent modifier to all sites with existing FARs over 0.5, and a 90-percent capacity modifier to all pre-application sites (i.e., potential projects).

C. **Existing Floor Area Ratio (FAR):** Given Oakland's capacity for infill development, sites with low FAR can be considered underutilized. A low FAR indicates that total building area on a site is small compared to the entire site area, indicating potential for redevelopment at higher intensities. In an urban environment such as Oakland's, a FAR ratio of 0.5 is common. Therefore, for the purpose of this analysis, sites with existing FAR of less than 0.5 are strong candidates for redevelopment. As shown in Table C-12b, about 29 of 61 projects with lower FAR ratios (including eight parking lots with FARs of 0.0) had FARs of less than 0.5. The City applies an 80-percent capacity modifier for sites with low AV ratios and low FARs (less than 0.5), a 60-percent modifier for sites with low AV ratios and medium FARs (between 0.5 and 1.0), and a 40-percent capacity modifier for projects with medium AV ratios and FARs below 1.0. This means that a site with capacity for 100 units with an existing AV ratio of 0.51 and a FAR less than 1.0 would only be credited for 40 units. This is in addition to any capacity modifier resulting from the realistic capacity estimated in Table C-11, which ranges from 1 percent to 100 percent, based on zone and

location in the City. These estimates are conservative based on the City's track record and the percentage of allowable density built for past projects. For example, 11 projects with FARs greater than 0.5 had actual capacities exceeding 100 percent of their allowed capacity. Upzoning also increases redevelopment potential of sites with existing low FARs by increasing maximum allowable heights and densities.

D. **Property Owner Interest:** Expressed property owner interest is an additional indicator of redevelopment potential; this characteristic reflects sites where owners have indicated interest but have not yet submitted a pre-development application. Where unit counts and affordability levels are provided, these capacity estimates are utilized.

E. **Age of Existing Structures**: Sites with buildings 30 years or older are good candidates for redevelopment. Where Assessors data does not provide building age, adjacent building age (or another associated parcel) was used. As indicated in Table C-12b, almost all projects have building years greater than 30 years old.

F. **Specific Plan location:** CEQA tiering represents a type of development streamlining that can encourage and facilitate more intensive residential development on nonvacant sites. The City has several specific plan areas where CEQA streamlining may occur for infill projects, including the West Oakland Specific Plan (WOSP), Central District Urban Renewal Plan and draft Downtown Oakland Specific Plan (DOSP), the Lake Merritt Station Area Specific Plan (LMASP), the Broadway Valdez Specific Plan (BVSP), and the Central Estuary Specific Plan. Thus, location of nonvacant sites in a specific plan area is included as an indicator of site redevelopment potential. A majority of the 62 projects in Table C-12b are in specific plan areas.

G. **Obsolete/nonconforming use or closure:** A current nonconforming use/no use, a building vacancy, or a site for sale is included as an indicator of redevelopment potential.

H. **Higher Income/Higher Resource Areas:** Some moderately underutilized sites (not meeting the first two criteria for low AV ratio or low FAR) have been included in the inventory because of their propensity to affirmatively further fair housing due to their location in higher income or higher resource areas, including those designated as Moderate, High, or Highest Opportunity tracts by TCAC/State HCD (and are thus potentially more competitive for Low Income Housing Tax Credit scoring, see Table C-24). This includes the North Oakland/Rockridge area.

I. **Other Incentive:** Action 3.4.10 specifies that lower income RHNA 5 sites will receive by-right approval for projects with 20 percent of units affordable to lower incomes. Additionally, sites that the City will upzone are listed in Table B of Table C-26, which could increase incentive to redevelop existing uses to higher residential densities.

J. **Opportunity Zone Location.** The Tax Cuts and Jobs Act of 2017 created the Opportunity Zone designation, meant to spur economic development and job creation in distressed communities by providing tax benefits to investors. Investors receive capital-gains tax deferral, reduction in basis for long-term investments and other tax incentives. Investments made by individuals through Qualified Opportunity Funds in these zones would be allowed to defer or eliminate Federal taxes on capital gains. In Oakland, 30 census tracts were designated by Governor Jerry Brown as qualified Opportunity Zones for the next 10 years, through 2026.

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.

Table C-14a. Nonvacant Sites and Redevelopment Factors/Incentives

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
1420 MYRTLE ST 005 038301800; 005 038301701	Religious/Institutional; Church	RM-4	39.60	0.36	1.08	0.00	West Oakland	0	0	24	0	AD			x	x	x	x				x
2001 FRANKLIN ST 008 065001604; 008 065002300	General Commercial; Office; Bank; one to five story office	CBD-C	484.00	2.06	0.79	0.70	Downtown	0	398	0	0	CCC					x	x			x	
68TH AV/2511 CHURT ST 039 327203600; 039 327301400; 039 327302103	School/College/Educational Facility; Exempt Public Agency	CC-2	98.60	1.13	0.00	0.00	Central East Oakland	0	68	0	0	DDD		x	x	x					x	x
7000 BANCROFT AVE 039 329900102; 039 329900300; 039 329102200	General Commercial; Miscellaneous improved commercial; Restaurant; Strip mall without anchor	CC-2	116.16	10.24	0.00	0.30	Central East Oakland	0	196	14	506	EEE	x	x	x						x	x
401 BROADWAY 001 013700101; 001 013700102	Public; Exempt Public Agency	C-45	145.20	1.38	0.00	0.00	Downtown	0	600	0	0	GGG		x	x	x		x			x	
3925 MACARTHUR BLVD 030 198105901; 030 198105902; 030 198105800	Parking Lot; Parking lot; Lodgehall/clubhouse	CC-2	79.20	0.90	0.15	0.00	Eastlake/Fruitvale	0	19	0	0	HHH		x	x	x	x				x	
4224 BROADWAY 013 110902501; 013 110902001; 013 110902200	General Commercial; Commercial repair garage; single tenant retail store	CC-2	96.80	0.79	0.37	0.26	North Oakland/Adams Point	0	47	0	0	III		x	x		x				x	
548 THOMAS L BERKLEY WA	Religious/Institutional; Lodgehall and/or clubhouse	CBD-X	484.00	0.27	2.20	0.00	Downtown	0	137	0	0	JJJ			x	x		x			x	x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
008 064500901; 008 064502805; 008 064503301																						
4444 TELEGRAPH AVE 013 109902800; 013 109902501; 013 109902600	General Commercial; Parking lot; Single-tenant retail store	CN-2	96.80	0.62	0.31	0.61	North Oakland/Adams Point	0	50	0	0	KKK		x	x		x				x	
7317 INTERNATIONAL BLVD 041 418900202	Religious/Institutional; Church	CC-2	96.80	0.38	0.00	0.00	Central East Oakland	0	0	40	0	OO		x	x	x						x
534 37TH ST 012 096600500	Religious/Institutional; Parking lot	RU-3	96.80	0.10	0.47	0.00	North Oakland/Adams Point	0	1	0	0	PP		x	x	x	x					
34TH AV 033 219102100; 033 219102300; 033 219201900; 033 219202300	Public; Exempt Public Agency	CC-2	193.60	1.67	0.00	0.00	Eastlake/Fruitvale	0	104	0	0	TT	x	x	x						x	x
10701 INTERNATIONAL BLVD 045 519600101; 045 519600201; 045 519600400	Religious/Institutional; Parking lot	CC-2	97.40	0.39	0.00	0.00	Central East Oakland	0	16	0	1	UU		x	x	x					x	
6226 MORAGA AVE 048F736101100; 048F736101200	Parks, Recreation & Open Space; Exempt Public Agency	CC-2	3.60	0.91	0.00	0.00	North Oakland Hills	0	0	2	0	VV	x	x	x							
2777 FOOTHILL BLVD 025 073300802; 025 073300803	General Commercial; Public; Exempt Public Agency	RU-5	96.80	0.47	0.00	0.76	Eastlake/Fruitvale	0	22	0	0	WW	x	x			x		x		x	x
6209 COLLEGE AVE 048A706901000	General Commercial; Bank	CC-2	116.16	0.43		0.41	North Oakland/Adams Point	0	9	5	27			x	x		x					

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
9525 INTERNATIONAL BLVD 044 496800301	General Commercial; Bank	CN-3	116.16	0.65	0.18	0.00	Central East Oakland	0	0	32	0			x	x		x					
2703 M L KING JR WAY 009 069100301	General Commercial; Commercial repair garage	RU-4	79.2	0.29	0.08	0.10	West Oakland	0	0	15	0			x	x		x	x				x
1951 23RD AVE 021 024800801	General Commercial; Commercial repair garage	RM-3	21.78	0.21	0.14	0.12	Eastlake/Fruitvale	0	0	2	0			x	x		x					x
5130 INTERNATIONAL BLVD 035 236302900	General Commercial; Commercial repair garage	CC-2	116.16	0.28	0.35	0.15	Central East Oakland	0	0	3	0			x	x		x					
4825 FOOTHILL BLVD 035 238500100	General Commercial; Commercial repair garage	CC-2	96.8	0.36	0.03	0.08	Central East Oakland	0	0	14	0			x	x		x					
7744 INTERNATIONAL BLVD 040 335504901	General Commercial; Commercial repair garage	CC-2	116.16	0.06	0.00	0.09	Central East Oakland	0	0	1.0	0			x	x		x					x
610 OAK ST 001 016701000	General Commercial; Commercial repair garage	D-LM-4	193.6	0.29	0.06	0.10	Downtown	0	0	28	0			x	x		x	x				x
149 11TH ST 002 008500100	General Commercial; Commercial repair garage	D-LM-4	193.6	0.34	0.00	1.00	Downtown	0	0	25	0			x			x	x				x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
102 10TH ST 002 008500400	General Commercial; Commercial repair garage	D-LM-4	193.6	0.35	0.00	1.00	Downtown	0	0	26	0			x			x	x				x
1600 HARRISON ST 008 062603001	General Commercial; Commercial repair garage	CBD-C	484	0.27	0.18	1.00	Downtown	0	0	68	0			x			x	x				
403 28TH ST 009 068403701	General Commercial; Commercial repair garage	D-BV-4	158.4	0.30	0.23	0.18	North Oakland/Adams Point	0	0	37	0			x	x		x	x				
825 E 12TH ST 019 003400302	General Commercial; Commercial repair garage	CN-3	96.8	0.30	0.14	0.00	Eastlake/Fruitvale	0	0	20	0			x	x		x					x
1111 E 12TH ST 019 003700101	General Commercial; Commercial repair garage	CN-3	96.8	0.36	0.11	0.08	Eastlake/Fruitvale	0	0	24	0			x	x		x					x
3009 FOOTHILL BLVD 025 072600800	General Commercial; Commercial repair garage	CN-3	116.16	0.16	0.00	0.81	Eastlake/Fruitvale	0	0	8	0			x			x					x
1013 HARRISON ST 002 011200700	Mixed Uses - Residential; Store/Office with Apts/Lofts	D-LM-2	193.6	0.17	4.31	1.65	Downtown	0	0	16	16					x	x	x				
5330 FOOTHILL BLVD 035 237800600	General Commercial; Commercial repair garage	CC-2	79.2	0.26	0.25	0.06	Central East Oakland	0	0	8	0			x	x		x					

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
8332 INTERNATIONAL BLVD 043 455101101	General Commercial; Commercial repair garage	CC-2	116.16	0.30	0.00	0.33	Central East Oakland	0	0	14	0			x	x		x					
5300 INTERNATIONAL BLVD 035 236402601	General Commercial; Miscellaneous improved commercial	CC-2	158.4	0.56	0.39	0.06	Central East Oakland	0	0	10	0			x	x		x					
125 10TH ST 002 008500900	General Commercial; Miscellaneous improved commercial	D-LM-4	396	0.11	0.67	0.66	Downtown	0	0	11	0						x	x				x
66TH AVE 041 390101000	Open Space; Exempt Public Agency	CC-2	335.0769231	2.17	0.00	0.00	Central East Oakland	0	140	0	0		x	x	x			x				x
7001 SNELL ST 041 417000504	Open Space; Exempt Public Agency	CC-2	335.0769231	0.62	0.00	0.00	Central East Oakland	0	40	0	0		x	x	x			x				x
2345 INTERNATIONAL BLVD 020 010500400	General Commercial; Miscellaneous improved commercial	CN-3	116.16	0.47	0.22	0.00	Eastlake/Fruitvale	0	0	32	0			x	x		x					x
1118 E 12TH ST 020 011801300	General Commercial; Miscellaneous improved commercial	CN-3	79.2	0.24	0.00	0.15	Eastlake/Fruitvale	0	0	15	0			x	x		x					x
2956 LAKESHORE AVE 023 041900102	General Commercial; Miscellaneous improved commercial	CN-3	96.8	0.63	0.02	0.00	Eastlake/Fruitvale	0	0	42	0			x	x		x					

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
1800 SAN PABLO AVE 008 064201800	Parking Lot; Exempt Public Agency	CBD-X	484	1.02	0.00	0.00	Downtown	0	225	0	0		x	x	x			x				x
W GRAND AVE 008 066005203	Parking Lot; Exempt Public Agency	CBD-X	484	0.91	0.00	0.00	North Oakland/Adams Point	0	190	0	0		x	x	x		x	x				
796 66TH AVE 041 390100400	Parking Lot; Exempt Public Agency	CC-2	335.0769231	4.59	0.00	0.00	Central East Oakland	0	296	0	0		x	x	x		x	x				x
69 7TH ST 001 016700300	Public; Exempt Public Agency	D-LM-4	193.6	0.35	0.00	0.00	Downtown	0	34	0	0		x	x	x		x	x				x
1414 CLAY ST 003 006700400	Public; Exempt Public Agency	CBD-C	484	0.66	0.00	0.00	Downtown	0	255	0	0		x	x	x		x	x				x
349 MANDELA PKWY 004 007300900	Public; Exempt Public Agency	S-15W	116.16	0.34	0.00	0.00	West Oakland	0	31	0	0		x	x	x			x				x
1911 TELEGRAPH AVE 008 071605800	Public; Exempt Public Agency	CBD-R	484	1.04	0.00	0.00	Downtown	0	149	0	0		x	x	x			x				x
5655 COLLEGE AVE 014 126504000	Public; Exempt Public Agency	RM-1 (upzoned to S-15)	193.60	1.23	0.00	0.00	North Oakland/Adams Point	0	195	0	0		x	x	x							
E 12TH ST 025 069200600	Public; Exempt Public Agency	CN-3	158.2	1.44	0.00	0.00	Eastlake/Fruitvale	0	182	0	0		x	x	x		x					x
3755 FOOTHILL BLVD 033 213503100	General Commercial; Miscellaneous improved commercial	CC-2	96.8	0.22	0.00	0.11	Eastlake/Fruitvale	0	0	14	0			x	x		x					x
33RD AV 033 219302300	Public; Exempt Public Agency	CC-2	193.6	0.40	0.00	0.00	Eastlake/Fruitvale	0	22	0	0		x	x	x							x
633 HEGENBERGER RD 042 432800116	Public; Exempt Public Agency	CC-2	335.07	12.23	0.00	0.00	Coliseum/Airport	0	236	4	10		x	x	x		x	x				x
8000 S COLISEUM WAY 042 432800124	Public; Exempt Public Agency	CC-2	335.07	8.93	0.00	0.00	Coliseum/Airport	0	173	115	288		x	x	x		x	x				x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
5782 FOOTHILL BLVD 038 3177011 00	Religious/Institutional; Church	CC-2	96.8	0.48	2.74	0.00	Central East Oakland	100	0	0	0				x	x	x					
510 FALLON ST 018 0445012 02	School/College/Educational Facility; Exempt Public Agency	D-LM-4	396	4.57	0.00	0.00	Downtown	0	266	178	444		x	x	x			x				x
7506 MACARTHUR BLVD 040A 3409 01402	General Commercial; Miscellaneous improved commercial	CC-2	116.16	0.23	0.50	0.00	East Oakland Hills	0	0	7	0			x	x		x					
728 WILLOW ST 006 0017 02801	Religious/Institutional; Church	RM-3	21.78	0.19	6.60	0.00	West Oakland	0	0	2	0				x	x		x				
1203 WILLOW ST 006 0027 02402	Religious/Institutional; Church	RM-2	21.78	1.62	0.00	0.00	West Oakland	0	0	2	0			x	x	x	x	x				
			#N/A																			
1975 WEBSTER ST 008 0637 00303	General Commercial; Parking lot	CBD-C	484	0.25	0.00	0.00	Downtown	0	0	98	0			x	x		x	x				
2710 BROADWAY 009 0685 01804	General Commercial; Parking lot	D-BV-3	158.4	0.29	0.06	0.00	North Oakland/Adams Point	0	0	20	0			x	x		x	x				
111 FAIRMOUNT AVE 010 0800 01006	Religious/Institutional; Church	RM-3	21.78	1.33	2.64	0.00	North Oakland/Adams Point	25	0	0	0				x	x	x					
5609 SHAFTER AVE 014 1265 03806	Public; Exempt Public Agency	RM-1 (upzoned to S-15)	193.6	0.44	0.00	0.00	North Oakland/Adams Point	0	70	0	0		x	x	x							
1449 MILLER AVE 020 0153 00600	Mobile Homes; Exempt Public Agency	RM-2	21.78	0.27	0.00	0.00	Eastlake/Fruitvale	0	0	2	0		x	x	x		x					x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
5211 BROADWAY 014 124000901	General Commercial; Restaurant - small or in-line walk-in restaurant / cafe	CC-2	96.8	0.42	0.51	0.00	North Oakland/Adams Point	0	20	0	0				x		x		x		x	
DERBY AVE 025 072000201	Parking Lot; Exempt Public Agency	RM-4	39.6	0.21	0.00	0.00	Eastlake/Fruitvale	0	0	5	0		x	x	x		x					x
2424 INTERNATIONAL BLVD 020 015400600	General Commercial; Restaurant - small or in-line walk-in restaurant / cafe	CN-3	96.8	0.25	0.00	0.12	Eastlake/Fruitvale	0	0	16	0			x	x		x					x
3111 INTERNATIONAL BLVD 025 068900101	General Commercial; Restaurant - small or in-line walk-in restaurant / cafe	CN-2	158.4	0.62	0.15	0.11	Eastlake/Fruitvale	0	0	78	0			x	x		x					x
2055 MACARTHUR BLVD 026 083500601	General Commercial; Restaurant - small or in-line walk-in restaurant / cafe	CN-1	96.8	0.30	0.25	0.06	Glenview/ Redwood Heights	0	23	0	0			x	x		x		x			
1435 HIGH ST 035 235302601	General Commercial; Restaurant - small or in-line walk-in restaurant / cafe	CC-2	158.4	0.32	0.09	0.08	Eastlake/Fruitvale	0	0	38	0			x	x		x					x
4610 INTERNATIONAL BLVD 035 235902201	General Commercial; Restaurant - small or in-line walk-in restaurant / cafe	CC-2	158.4	0.34	0.00	0.11	Central East Oakland	0	0	35	0			x	x		x					

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
2901 68TH AVE 039 328100902	General Commercial; Restaurant - small or in-line walk-in restaurant / cafe	CC-2	96.8	0.36	0.00	0.15	Central East Oakland	0	0	23	0			x	x		x					x
4655 STEELE ST 037 255200100	School/College/Educational Facility; Exempt Public Agency	CC-2	1 per lot	6.86	0.00	0.00	Glenview/ Redwood Heights	0	20	0	0		x	x	x	x	x					
5940 HAYES ST 038 321001300	Single Family Residential; Single family residential homes used as such	CC-2	21.78	0.19	2.33	0.00	Central East Oakland	0	0	2	0				x	x	x					x
514 SHATTUCK AVE 013 115400905	General Commercial; Shopping Center-NBHD/Grocery or Retail anchor	CN-2	96.8	2.64	0.00	0.27	North Oakland/Adams Point	0	182	0	0			x	x		x					
8800 FONTAINE ST 043A467500232	Religious/Institutional; Church	CC-2	193.60	3.06	2.89	0.00	East Oakland Hills	0	50	0	3				x	x	x					
BARCELONA ST 048 687000200	Public; Exempt Public Agency	CC-2	4.67	4.67	0.00	0.00	East Oakland Hills	0	27	19	47		x	x	x							
7000 INTERNATIONAL BLVD 039 331203301	General Commercial; Single-tenant Retail Store	CC-2	116.16	0.26	0.00	0.00	Central East Oakland	0	0	3	0			x	x		x					x
6415 INTERNATIONAL BLVD 041 405002100	General Commercial; Single-tenant Retail Store	CC-2	116.16	0.27	0.04	0.11	Central East Oakland	0	0	3	0			x	x		x					x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
9TH ST 001 021100400	General Commercial; Single-tenant Retail Store	CBD-R	217.8	0.06	0.00	0.65	Downtown	0	0	2	0			x			x	x				
			#N/A																			
715 CENTER ST 004 007901200	General Commercial; Single-tenant Retail Store	S-15W	116.16	0.03	0.00	0.30	West Oakland	0	0	3	0			x	x		x	x				x
1452 7TH ST 004 007901300	General Commercial; Single-tenant Retail Store	S-15W	116.16	0.10	0.00	0.30	West Oakland	0	0	9	0			x	x		x	x				x
1462 7TH ST 004 007901400	General Commercial; Single-tenant Retail Store	S-15W	116.16	0.06	0.00	0.30	West Oakland	0	0	5	0			x	x		x	x				x
2040 TELEGRAPH AVE 008 064900101	General Commercial; Single-tenant Retail Store	CBD-P	484	0.25	0.00	0.31	Downtown	0	0	81	0			x	x		x	x				x
2022 TELEGRAPH AVE 008 064900102	General Commercial; Single-tenant Retail Store	CBD-P	484	0.04	0.00	0.92	Downtown	0	0	10	0			x			x	x				x
4366 BROADWAY 013 110802401	General Commercial; Single-tenant Retail Store	CC-2	96.8	0.29	0.00	0.00	North Oakland/Adams Point	0	17	0	0			x	x		x		x			
6100 SAN PABLO AVE 016 144203901	General Commercial; Single-tenant Retail Store	CC-2	116.16	0.35	0.24	0.25	North Oakland/Adams Point	0	0	21	0			x	x		x					
6101 SAN PABLO AVE 016 145900400	General Commercial; Single-tenant Retail Store	CC-2	116.16	0.30	0.06	0.08	North Oakland/Adams Point	0	0	18	0			x	x		x					

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
2411 MACARTHUR BLVD 028 090602701	General Commercial; Single-tenant Retail Store	CN-1	96.8	0.42	0.21	0.13	Eastlake/Fruitvale	0	0	32	0			x	x		x					
			#N/A																			
8301 MACARTHUR BLVD 043 462100100	General Commercial; Single-tenant Retail Store	CC-2	96.8	0.12	0.00	0.67	Central East Oakland	0	0	1	0			x			x					x
5727 COLLEGE AVE 014 126604701	General Commercial; Supermarket	CC-2	0.00	1.53		0.28	North Oakland/Adams Point		0	19	2	60				x		x		x		
8001 INTERNATIONAL BLVD 041 420200100	General Commercial; Vacant commercial land (may include misc. imps)	CC-2	116.16	0.28	0.01	0.00	Central East Oakland	0	0	3	0			x	x		x					x
2433 VALDEZ ST 008 067200500	General Commercial; Vacant commercial land (may include misc. imps)	D-BV-1	348.48	0.14	0.00	0.00	North Oakland/Adams Point	0	0	37	0			x	x		x	x				
2833 MACARTHUR BLVD 028 091602702	General Commercial;	RU-5	116.16	0.23		0.84	Eastlake/Fruitvale	0	8	0	0			x	x		x					
3822 MANILA AVE 012 098201600	General Industrial; Industrial Light/Manufacturing	CC-2	116.16	0.45	0.00	0.00	North Oakland/Adams Point	0	0	52	0			x	x		x			x		
1035 E 12TH ST 019 003600502	General Industrial; Industrial Light/Manufacturing	CN-3	96.8	0.24	0.00	0.00	Eastlake/Fruitvale	0	0	16	0			x	x		x					x
963 OAK ST 002 008501100	General Industrial; Parking lot	D-LM-4	396	0.17	0.00	0.00	Downtown	0	0	33	0			x	x		x	x				x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
2103 SAN PABLO AVE 003 003900300	General Industrial; Terminals, trucking and distribution	CBD-X	484	1.49	0.36	0.47	West Oakland	0	120	10	370			x	x		x	x				x
113 10TH ST 002 008501000	General Industrial; Warehouse	D-LM-4	396	0.17	0.00	1.98	Downtown	0	0	25	0			x			x	x				x
355 MANDELA PKWY 004 007300800	General Industrial; Warehouse	S-15W	116.16	0.17	0.00	0.65	West Oakland	0	0	12	0			x			x	x				x
5354 CLAREMONT 014 122902103	Healthcare; Dialysis Clinic	RM-4	39.6	1.68	5.84	0.00	North Oakland/Adams Point	0	16	1	50				x		x		x			
3815 BROADWAY 012 098201000	Mixed Uses - Residential; Store/Office with Apts/Lofts	CC-2	116.16	0.16	0.00	1.10	North Oakland/Adams Point	0	0	8	0			x			x			x		
3875 TELEGRAPH AVE 012 096800301	Office; Medical - Dental building	S-15	158.4	0.61	0.50	0.49	North Oakland/Adams Point	0	81	0	0				x		x		x			
1443 ALICE ST 008 062601600	Parking Garage; Parking garage	CBD-C	217.8	0.35	0.00	0.00	Downtown	0	0	53	0			x	x		x	x				
1434 HARRISON ST 008 062602300	Parking Lot; Parking lot	CBD-C	484	0.21	0.00	0.00	Downtown	0	0	71	0			x	x		x	x				
8TH ST 004 000700101	Parking Lot; Parking lot	RM-1	8.71	0.22	0.00	0.00	West Oakland	0	0	0	1			x	x		x	x				x
5216 INTERNATIONAL BLVD 035 236402202	Parking Lot; Parking lot	CC-2	158.4	0.09	0.00	0.00	Central East Oakland	0	0	1	0			x	x		x			x		
5228 INTERNATIONAL BLVD 035 236402300	Parking Lot; Parking lot	CC-2	158.4	0.43	0.00	0.00	Central East Oakland	0	0	8	0			x	x					x		
5232 INTERNATIONAL BLVD 035 236402400	Parking Lot; Parking lot	CC-2	158.4	0.48	0.22	0.00	Central East Oakland	0	0	9	0			x	x		x			x		

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
316 2ND ST 001 014900500	Parking Lot; Parking lot	C-45	145.2	0.45	0.00	0.00	Downtown	0	0	52	0			x	x		x	x				
726 HARRISON ST 001 018501400	Parking Lot; Parking lot	D-LM-4	193.6	0.17	0.27	0.00	Downtown	0	0	17	0			x	x		x	x				
468 8TH ST 001 020100800	Parking Lot; Parking lot	CBD-P	145.2	0.06	0.00	0.00	Downtown	0	0	6	0			x	x		x	x				
478 8TH ST 001 020100900	Parking Lot; Parking lot	CBD-P	145.2	0.11	0.00	0.00	Downtown	0	0	12	0			x	x		x	x				
822 WASHINGTON ST 001 020101000	Parking Lot; Parking lot	CBD-P	145.2	0.17	0.00	0.00	Downtown	0	0	19	0			x	x		x	x				
806 WASHINGTON ST 001 020101100	Parking Lot; Parking lot	CBD-P	145.2	0.08	0.00	0.00	Downtown	0	0	9	0			x	x		x	x				
575 8TH ST 001 020900900	Parking Lot; Parking lot	CBD-X	217.8	0.20	0.00	0.00	Downtown	0	0	27	0			x	x		x	x				
561 8TH ST 001 020901000	Parking Lot; Parking lot	CBD-X	217.8	0.06	0.00	0.00	Downtown	0	0	7	0			x	x		x	x				
729 CLAY ST 001 020901100	Parking Lot; Parking lot	CBD-X	217.8	0.17	0.00	0.00	Downtown	0	0	24	0			x	x		x	x				
587 11TH ST 002 003500502	Parking Lot; Parking lot	CBD-C	217.8	0.46	0.11	0.00	Downtown	0	0	70	0			x	x		x	x				
1225 WEBSTER ST 002 005700402	Parking Lot; Parking lot	D-LM-4	396	0.28	0.00	0.00	Downtown	0	0	41	0			x	x		x	x				
1520 7TH ST 004 009501400	Parking Lot; Parking lot	CC-2	96.8	0.29	0.28	0.00	West Oakland	0	0	22	0			x	x		x	x				x
3401 BROADWAY 009 073300407	Parking Lot; Parking lot	D-BV-3	290.4	0.64	0.06	0.00	North Oakland/Adams Point	0	0	84	0			x	x		x	x				
3053 INTERNATIONAL BLVD 025 069000801	Parking Lot; Parking lot	CC-2	158.4	0.29	0.00	0.00	Eastlake/Fruitvale	0	0	23	0			x	x		x					x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
5542 INTERNATIONAL BLVD 038 323201501	Parking Lot; Parking lot	CC-2	116.16	0.60	0.00	0.00	Central East Oakland	0	0	29	0			x	x		x					
1520 HARRISON ST 008 062604100	Parking Lot; Vacant commercial land (may include misc. imps)	CBD-R	484	0.13	0.00	0.00	Downtown	0	0	18	0			x	x		x	x				
706 HARRISON ST 001 018502600	Parking Lot; Vacant commercial land (may include misc. imps)	D-LM-4	193.6	0.17	0.00	0.00	Downtown	0	0	17	0			x	x		x	x				
736 BROADWAY 001 019500300	Parking Lot; Vacant commercial land (may include misc. imps)	D-LM-2	396	0.08	0.00	0.00	Downtown	0	0	14	0			x	x		x	x				
425 8TH ST 001 019500402	Parking Lot; Vacant commercial land (may include misc. imps)	D-LM-2	396	0.11	0.00	0.00	Downtown	0	0	18	0			x	x		x	x				
428 7TH ST 001 019500800	Parking Lot; Vacant commercial land (may include misc. imps)	D-LM-2	396	0.09	0.00	0.00	Downtown	0	0	14	0			x	x			x				
716 BROADWAY 001 019500900	Parking Lot; Vacant commercial land (may include misc. imps)	D-LM-2	396	0.09	0.00	0.00	Downtown	0	0	14	0			x	x		x	x				
1470 7TH ST 004 007901500	Parking Lot; Vacant commercial land (may include misc. imps)	S-15W	116.16	0.32	0.00	0.00	West Oakland	0	0	29	0			x	x		x	x				x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
2250 TELEGRAPH AVE 008 065800602	Parking Lot; Vacant commercial land (may include misc. imps)	CBD-P	484	0.26	0.00	0.00	North Oakland/Adams Point	0	0	55	0			x	x		x	x				
1329 MADISON ST 002 007900400	Parks, Recreation & Open Space; Parking lot	D-LM-2	396	0.23	0.00	0.00	Downtown	0	0	58	0			x	x		x	x				
1225 4TH AVE 020 012601401	Public; Exempt Public Agency	D-LM-1	193.6	1.98	0.00	0.00	Eastlake/Fruitvale	0	0	117	0			x	x		x	x				x
711 JEFFERSON ST 001 021101501	Religious/Institutional; Church	CBD-R	217.8	1.38	0.38	0.00	Downtown	0	0	89	0			x	x		x	x				
6200 INTERNATIONAL BLVD 038 322201901	Religious/Institutional; Parking lot	CC-2	158.4	0.24	0.00	0.00	Central East Oakland	0	0	4	0			x	x		x					x
10400 INTERNATIONAL BLVD 047 550903901	Religious/Institutional; Parking lot	CC-2	116.16	0.24	0.00	0.00	Central East Oakland	0	0	18	0			x	x		x					
73RD AV 041 416200105	Parking Lot; Exempt Public Agency	CC-2	335.0769231	1.79	0.00	0.00	Central East Oakland	0	0	115	0		x	x	x			x				x
71ST AV 041 416402403	Parking Lot; Exempt Public Agency	CC-2	335.0769231	2.70	0.00	0.00	Central East Oakland	0	174	0	0		x	x				x	x			x
73RD AV 041 416403102	Parking Lot; Exempt Public Agency	CC-2	335.0769231	2.63	0.00	0.00	Central East Oakland	0	0	169	0		x	x	x			x				x
4529 FOOTHILL BLVD 035 240100101	School/College/Educational Facility; Exempt Public Agency	CC-2	96.8	0.45	0.00	0.00	Central East Oakland	0	0	17	0			x	x		x					
1230 14TH ST 005 037701901	Service Station	RM-4	39.6	0.28	0.24	0.10	West Oakland	0	0	8	0			x	x		x	x				x
3314 SAN PABLO AVE 009 072301501	Service Station	RU-5	116.16	0.25	0.00	0.01	West Oakland	0	0	23	0			x	x		x	x				x

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
731 W MACARTHUR BLVD 012 096502400	Service Station	RU-5	116.16	0.40	0.27	0.03	North Oakland/Adams Point	0	0	33	0			x	x		x					x
1395 7TH ST 004 006900100	Service Station	S-15W	193.6	0.54	0.14	0.04	West Oakland	0	0	83	0			x	x		x	x				x
350 GRAND AVE 010 077601300	Service Station	CN-2	116.16	0.35	0.06	0.01	North Oakland/Adams Point	0	0	15	0			x	x		x					
100 MACARTHUR BLVD 010 081200801	Service Station	CN-4	79.2	0.36	0.00	0.08	North Oakland/Adams Point	0	0	21	0			x	x		x					
3374 GRAND AVE 011 083600101	Service Station	CN-2	96.8	0.34	0.11	0.11	North Oakland/Adams Point	0	23	0	0			x	x		x		x			
398 W MACARTHUR BLVD 012 097601600	Service Station	CN-3	116.16	0.30	0.09	0.12	North Oakland/Adams Point	0	0	28	0			x	x		x					
3943 BROADWAY 012 098200204	Service Station	CC-2	116.16	0.48	0.57	0.13	North Oakland/Adams Point	0	0	14	0				x		x		x			
5131 SHATTUCK AVE 014 121603102	Service Station	CN-4	96.8	0.51	0.17	0.07	North Oakland/Adams Point	0	0	36	0			x	x		x					
6407 TELEGRAPH AVE 016 142402205	Service Station	CN-2	96.8	0.31	0.17	0.10	North Oakland/Adams Point	0	22	0	0			x	x		x		x			
6211 SAN PABLO AVE 016 145502000	Service Station	CC-2	158.4	0.31	0.07	0.06	North Oakland/Adams Point	0	0	26	0			x	x		x					
2120 MONTANA ST 026 083402201	Service Station	CN-3	79.2	0.32	0.00	0.01	Glenview/ Redwood Heights	0	19	0	0			x	x		x		x			

Address/APN	Existing Use	Base Zone	Maximum Density (du/ac)	Acreage	AV Ratio	FAR	Plan Area	VLI	LI	MI	AMI	Group	A	B	C	D	E	F	G	H	I	J
3609 INTERNATIONAL BLVD 033 2177001O1	Service Station	CC-2	158.4	0.25	0.40	0.12	Eastlake/Fruitvale	0	0	31	0			x	x		x					x
4280 FOOTHILL BLVD 035 235100502	Service Station	CC-2	116.16	0.43	0.09	0.11	Eastlake/Fruitvale	0	0	39	0			x	x		x					
4265 FOOTHILL BLVD 035 235200801	Service Station	CC-2	116.16	0.61	0.47	0.02	Eastlake/Fruitvale	0	0	56	0			x	x		x					x
6600 FOOTHILL BLVD 039 327901503	Service Station	CC-2	96.8	0.32	0.19	0.11	Central East Oakland	0	0	20	0			x	x		x					x

Note:
A: City or Agency-Owned; B: Low AV; C: Low FAR; D: Property Owner Interest; E: Building older than 30 years; F: Part of a Specific Plan area; G: Nonconforming use/vacancy; H: High Opportunity/High Resource Area; I: Other Incentive; J: Opportunity Zone
VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: City of Oakland Planning & Building Department, 2023; Dyett & Bhatia, 2023

There are no other known environmental constraints that could substantially impact housing development on identified sites during the planning period.

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

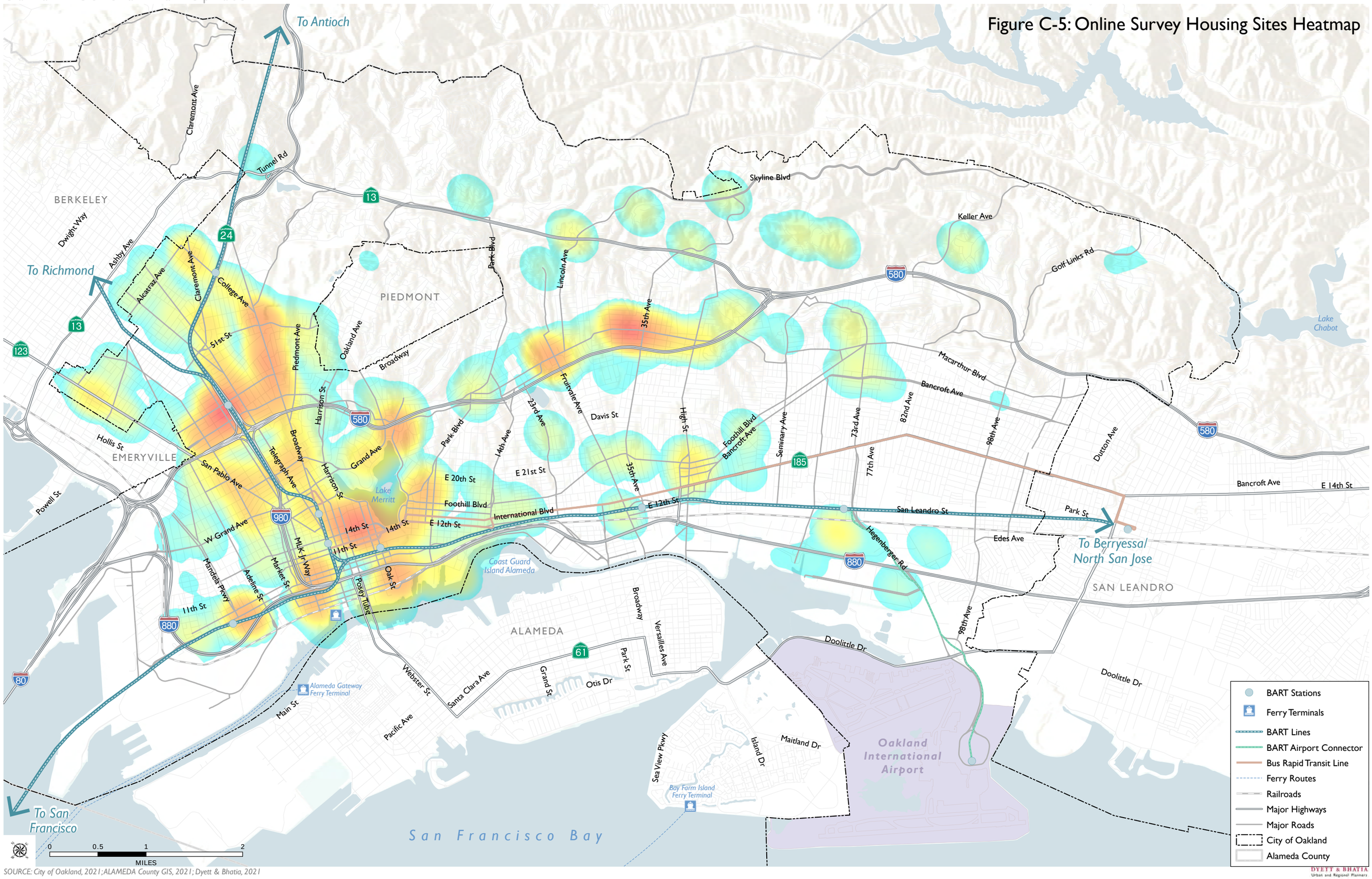
Housing Site Selection Engagement

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

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

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

Figure C-5: Online Survey Housing Sites Heatmap



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 (with a 0.9 capacity modifier, as described above). Where specific affordability levels and capacity have not been provided, the affordability breakdown is assumed to be as follows – 24.0 percent lower-income, 2.0 percent moderate-income, and 74.0 percent above-moderate-income. This breakdown is derived from the average affordability of mixed-income projects surveyed in Figure C-3. Larger opportunity sites (i.e., those larger than 10 acres) with high potential capacities are also assumed to develop as mixed-income.

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

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process. This includes projects ranging from the pre-application stage to those with filed and under review

planning permits. As these projects have not yet received entitlement, they cannot be credited towards the RHNA. However, a pre-application or an application for a planning permit indicates developer interest and that a site is likely to redevelop with housing. Where a potential project is on non-vacant land, this is counted towards the reliance on non-vacant sites.

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

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

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

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

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
DRX210029	Filed	1/14/2021	3425 68TH AVE OAKLAND 94605	037A2755012000	Single Family Residential	0.20	RM-3-NA	29.04	20.5	71%	12/31/2023	0	0	0	4
PLN15192-R01	Accepted	6/17/2021	1684 ARROWHEAD DR OAKLAND 94611	048E732201500	Vacant	0.13	RH-4-NA	1 per lot	7.5	100%	12/31/2023	0	0	0	1
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR BLVD OAKLAND 94605	047 559502206	Office	0.13	CC-2-45	96.8	259.9	269%	12/31/2027	0	17	16	0
PLN16053	Assigned	7/19/2021	41 TUNNEL RD OAKLAND 94705	048H766303500 048H767002200 048H767002300 048H767002400 048H767002500 048H767002700 064 422500400 064 422500500	Vacant	17.6	RH-4-NA	1 per lot	2.5	250%	12/31/2026	0	0	0	44
PLN16165-R01	Accepted	10/22/2021	696 29TH ST OAKLAND 94609	009 069607200	Vacant	0.09	RM-2-NA	1 per lot	11.2	100%	12/31/2024	0	0	0	1
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY OAKLAND 94607	001 013500700	Office	0.09	C-45-NA	145.2	141.6	98%	12/31/2025	0	3	0	10
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND AVE OAKLAND 94601	034 227302700	Multi Family Residential	0.13	RM-1-NA	1 per lot	30.3	400%	12/31/2023	0	0	0	4
ZP210073	Pre-Application (Under Review)	10/22/2021	1261 HARRISON ST	002 006300200	General Commercial	0.35	D-LM-4-LM-85	193.6	294.3	152%	12/31/2028	0	10	0	92

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94612												
PLN18522	Assigned	9/23/2020	4207 BROADWAY OAKLAND 94611	012 100201001; 12-1002-6-1, 12-1002-8, 12-1002-9, 12-1002-13	General Commercial	0.98	CC-2-45	96.8	129.6	134%	12/31/2026	6	0	0	121
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH ST OAKLAND 94607	004 010800700	General Industrial	1.81	S-15W-75	158.4	207.8	131%	12/31/2028	0	0	38	338
PLN19080	Incomplete	8/31/2021	PINEHAVEN RD OAKLAND 94603	048G743302600	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL BLVD OAKLAND 94601	035 240000100	Vacant	0.07	RU-5-45	96.8	27.5	28%	12/31/2023	0	0	0	2
PLN19245	Assigned	9/23/2020	SKYLINE BLVD OAKLAND 94603	048E732202300	Vacant	0.13	RH-4-NA	1 per lot	7.9	100%	12/31/2023	0	0	0	1
PLN19268	Assigned	11/8/2019	296 27TH ST OAKLAND 94612	010 079800307; 010 079800308	General Commercial	01.04	D-BV-3-85	158.4	190.4	120%	12/31/2025	0	17	0	181
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON ST OAKLAND 94612	002 007900500	Parking Lot	0.38	D-LM-4-LM-175	396	662.5	167%	12/31/2027	0	0	0	253
PLN19286	Incomplete	2/3/2020	COOLIDGE AVE OAKLAND 94602	029 098901303	Vacant	0.16	RM-3-NA	29.04	18.2	63%	12/31/2022	0	0	0	3
PLN19293	Incomplete	11/15/2021	1942 48TH AVE OAKLAND 94601	035 238301700	Vacant	0.24	RM-3-NA	29.04	8.2	28%	12/31/2024	0	0	0	2
PLN19317	Assigned	1/13/2020	20 TAURUS AVE OAKLAND 94611	048G742602900	Vacant	0.24	RH-4-NA	1 per lot	4.1	100%	12/31/2022	0	0	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE BLVD OAKLAND 94619	040A346700500	Single Family Residential	1.10	RH-1-NA	1 per lot	0.9	100%	12/31/2024	0	0	0	1
PLN20013	Assigned	9/22/2020	5776 VICENTE ST OAKLAND 94609	014 127402800	Single Family Residential	0.11	RM-2-NA	1 per lot	9.3	100%	12/31/2023	0	0	0	1
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR OAKLAND 94603	048H760602200	Vacant	0.17	RH-4-NA	1 per lot	5.8	100%	12/31/2022	0	0	0	1
PLN20027	Incomplete	5/18/2020	1601 39TH AVE OAKLAND 94601	033 213804000	Vacant	0.16	RM-2-NA	17.42	12.4	71%	12/31/2022	0	0	0	2
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST OAKLAND 94601	026 078500800	Vacant	0.12	RM-3-NA	29.04	25.0	86%	12/31/2022	0	0	0	3
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR OAKLAND 94611	048F740001400	Vacant	0.34	RH-3-NA	1 per lot	3.0	100%	12/31/2023	0	0	0	1
PLN20101	Appealed	3/12/2021	1396 5TH ST OAKLAND 94607	004 006900400	Vacant	0.88	S-15W-160	193.6	253.5	131%	12/31/2027	16	0	0	206
PLN20104	Incomplete	11/18/2020	THORNHILL DR OAKLAND 94603	048F737806600	Vacant	0.32	RH-3-NA	1 per lot	3.2	100%	12/31/2023	0	0	0	1
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR OAKLAND 94611	048F737806500	Vacant	0.29	RH-3-NA	1 per lot	3.4	100%	12/31/2023	0	0	0	1
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST OAKLAND 94612	008 062100807	Parking Lot	0.48	CBD-P-7	484	655.8	136%	12/31/2027	26	0	0	289

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN20137	Incomplete	10/15/2020	419 4TH ST OAKLAND 94607	001 013901500	General Industrial	0.32	C-45-NA	145.2	214.9	148%	12/31/2025	0	0	0	69
PLN20141	Incomplete	11/5/2020	5200 BROADWAY OAKLAND 94618	014 124300101	School/College/Educational Facility	3.95	RM-3-NA	29.04	129.0	444%	12/31/2027	0	0	51	459
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE OAKLAND 94601	032 211600300	Single Family Residential	0.07	RM-2-NA	1 per lot	13.5	100%	12/31/2023	0	0	0	1
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS DR OAKLAND 94619	037A315600900	Vacant	0.50	RH-3-NA	1 per lot	2.0	100%	12/31/2024	0	0	0	1
PLN20147	Assigned	10/8/2020	310 BROADWAY OAKLAND 94607	001 013901200	General Commercial	0.04	C-45-NA	145.2	284.5	196%	12/31/2025	0	0	0	12
PLN20158	Pre-Application (Under Review)	11/30/2020	6710 BANCROFT AVE OAKLAND 94605	039 327100505	Vacant	0.43	CC-2-45	96.8	672.3	694%	5/31/2024	0	539	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94608	039 327401608	Vacant	0.16	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94605	039 327401700	Vacant	0.08	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2830 67TH AVE OAKLAND 94605	039 327401900	Vacant	0.13	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN21001	Assigned	2/2/2021	2773 E 23RD ST OAKLAND 94601	026 075100400	Multi Family Residential	0.22	RM-3-NA	29.04	13.7	47%	12/31/2023	0	2	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21008	Incomplete	2/24/2021	TIFFIN RD OAKLAND 94602	029A131805000	Vacant	0.25	RD-1-NA	1 per lot	4.0	100%	12/31/2023	0	0	0	1
PLN21010	Filed- Assigned	2/1/2021	616 14TH ST OAKLAND 94612	003 007102100	Hotel, Motel, Lodging Commercial	0.06	CBD-X-4	484	86.2	18%	12/31/2026	5	0	0	0
PLN21021	Assigned	2/23/2021	HILLMONT DR OAKLAND 94608	040A342604300	Vacant	0.39	RD-1-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD OAKLAND 94605	043A467604900	Vacant	0.13	RH-4-NA	1 per lot	7.6	100%	12/31/2023	0	0	0	1
ZP200020	Pre-Application (Complete)	4/28/2020	1365 WILLOW ST OAKLAND 94607	006 002700700	General Industrial	0.46	HBX-2-NA	46.83871	45.3	97%	12/31/2025	0	0	0	21
PLN21027	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001600	Vacant	0.12	RD-1-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1
PLN21028	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001701	Vacant	0.11	RD-1-NA	1 per lot	8.9	100%	12/31/2023	0	0	0	1
PLN21031	Assigned	3/9/2021	3700 WEST ST OAKLAND 94608	012 096502101	Vacant	0.07	RM-2-NA	1 per lot	15.1	100%	12/31/2023	0	0	0	1
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH AVE OAKLAND 94606	020 014000500	General Commercial	0.48	RM-2-NA	17.42	87.8	504%	12/31/2027	0	42	0	0
PLN21042	Filed-Incomplete	12/4/2021	3403 PIEDMONT AVE OAKLAND 94611	009 073200502; 009 073200600	General Commercial	0.40	D-BV-3-85	158.4	190	120%	12/31/2025	0	7	0	69
PLN21047	Assigned	3/24/2021	4617 SHATTUCK AVE	013 116000300	Duplex/Two Units	0.09	CN-2-45	96.8	149.5	154%	12/31/2025	0	0	0	14

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94609												
PLN21053	Incomplete	8/9/2021	1031 62ND ST OAKLAND 94608	016 144205000	Duplex/Two Units	0.24	RM-3-NA	29.04	37.1	128%	12/31/2026	1	0	0	8
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER OAKLAND 94611	048G742701106	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2023	0	0	0	1
PLN21061	Assigned	4/26/2021	6701 SNAKE RD OAKLAND 94611	048F737405502	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21062	Assigned	4/5/2021	469 40TH ST OAKLAND 94609	012 097200100	Multi Family Residential	0.23	RU-3-NA	96.8	139.4	144%	12/31/2026	4	0	0	28
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH AVE OAKLAND 94601	035 236000700	Multi Family Residential	0.15	RM-3-NA	29.04	6.8	23%	12/31/2024	0	0	0	1
PLN21065	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203000	Vacant	0.20	RH-4-NA	1 per lot	4.9	100%	12/31/2023	0	0	0	1
PLN21066	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203100	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2023	0	0	0	1
PLN21073	Incomplete	8/11/2021	RETTIG AVE OAKLAND 94608	029 106903900	Vacant	0.09	RD-1-NA	1 per lot	11.5	100%	12/31/2024	0	0	0	1
PLN21074	Assigned	4/26/2021	530 32ND ST OAKLAND 94609	009 071600900	Vacant	0.14	RU-1-NA	39.6	28.7	73%	12/31/2023	0	0	0	4
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE OAKLAND 94618	048B716500202	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21079	Incomplete	5/9/2021	RUTHLAND RD	048G741503200	Vacant	0.21	RH-4-NA	1 per lot	4.7	100%	12/31/2023	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94603												
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD OAKLAND 94611	048G744801303	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2024	0	0	0	1
PLN21082	Assigned	5/4/2021	GRAVATT DR OAKLAND 94603	048H760606400	Vacant	0.47	RH-4-NA	1 per lot	2.1	100%	12/31/2023	0	0	0	1
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE OAKLAND 94618	048A712004403	Vacant	0.14	RD-1-NA	1 per lot	7.1	100%	12/31/2023	0	0	0	1
PLN21084	Assigned	5/24/2021	5616 M L KING JR WAY OAKLAND 94609	014 121001801	Mixed Uses - Residential	0.15	CN-3-45	96.8	132.9	137%	12/31/2026	2	0	0	18
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE OAKLAND 94606	022 030800200	Multi Family Residential	0.12	RU-3-NA	96.8	163.5	169%	12/31/2026	2	2	0	16
PLN21090	Assigned	5/12/2021	2218 82ND AVE OAKLAND 94605	043 457301700	Multi Family Residential	0.29	RM-4-NA	39.6	13.7	34%	12/31/2023	0	0	0	4
PLN21091	Assigned	5/24/2021	AITKEN DR OAKLAND 94611	048D730300501	Vacant	0.08	RH-4-NA	1 per lot	12.7	100%	12/31/2023	0	0	0	1
PLN21093	Incomplete	12/8/2021	DWIGHT WAY OAKLAND 94504	048H770000501	Vacant	0.11	RH-2-NA	1 per lot	8.7	100%	12/31/2024	0	0	0	1
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR OAKLAND 94611	048H756300202	Vacant	0.22	RH-4-NA	1 per lot	4.6	100%	12/31/2023	0	0	0	1
PLN21100	Assigned	5/24/2021	6735 SIMS DR OAKLAND 94611	048C719302500	Vacant	0.19	RH-4-NA	1 per lot	5.1	100%	12/31/2023	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
PLN21101	Assigned	9/10/2021	SKYLINE BLVD OAKLAND 94603	048E732004800	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2024	0	0	0	1
PLN21106	Assigned	6/9/2021	SHEPHERD CANYON RD OAKLAND 94603	048D730405703	Vacant	0.38	RH-3-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21108	Assigned	6/16/2021	MASTLAND S DR OAKLAND 94603	048D726800263	Vacant	0.67	RH-3-NA	1 per lot	1.5	100%	12/31/2023	0	0	0	1
PLN21110	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108200	Vacant	0.12	RM-2-NA	17.42	16.8	97%	12/31/2024	0	0	0	2
PLN21111	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108300	Vacant	0.11	RM-2-NA	1 per lot	18.3	200%	12/31/2024	0	0	0	2
PLN21112	Assigned	6/16/2021	HUNTINGTON ST OAKLAND 94608	030 196500700	Vacant	0.06	RD-1-NA	1 per lot	17.1	100%	12/31/2023	0	0	0	1
PLN19051	Under Review	11/21/2021	1636 13TH AVE OAKLAND 94607	020 019401600	Vacant	0.05	RM-3-NA	1 per lot	21.8	100%	12/31/2024	0	0	0	1
PLN21118	Assigned	6/23/2021	11190 LOCHARD ST OAKLAND 94605	048 626201100	Vacant	0.52	RH-2-NA	1 per lot	1.9	100%	12/31/2023	0	0	0	1
ZP210096	Pre-Application (Under Review)	1/31/2022	1798 EXCELSIOR AVE OAKLAND 94602	023 049600700	Office	0.05	CN-1-45	96.8	21.4	22%	12/31/2024	0	0	0	1
PLN21121	Assigned	7/13/2021	HOLYROOD DR OAKLAND 94603	048D727401004	Vacant	0.11	RH-4-NA	1 per lot	8.8	100%	12/31/2024	0	0	0	1
PLN21122	Assigned	6/28/2021	1750 35TH AVE	033 212800300	Vacant	0.14	RU-5-45	96.8	29.1	30%	12/31/2023	0	0	0	4

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94601												
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE OAKLAND 94612	003 002101000	Vacant	0.18	CC-2-75	158.4	249.4	157%	12/31/2026	5	0	0	39
PLN21133	Incomplete	11/16/2021	2119 34TH AVE OAKLAND 94601	027 088103508	Duplex/Two Units	0.11	RM-2-NA	1 per lot	18.8	200%	12/31/2024	0	0	0	2
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST OAKLAND 94621	041 413303400	Single Family Residential	0.22	RD-2-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21138	Assigned	7/28/2021	BALSAM WAY OAKLAND 94603	048G743201400	Vacant	0.27	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
PLN21139	Assigned	8/10/2021	6959 BALSAM WAY OAKLAND 94611	048G743201500	Vacant	0.33	RH-4-NA	1 per lot	3.1	100%	12/31/2024	0	0	0	1
PLN21140	Assigned	7/26/2021	2211 WEST ST OAKLAND 94612	003 002701100	Duplex/Two Units	0.09	CC-2-60	116.16	86.8	75%	12/31/2026	0	0	0	8
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE OAKLAND 94605	038 317503300	Vacant	0.25	CN-3-45	96.8	112.5	116%	12/31/2026	3	0	0	25
PLN21143	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902600	Vacant	0.12	RD-1-NA	1 per lot	8.1	100%	12/31/2024	0	0	0	1
PLN21144	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902700	Vacant	0.12	RD-1-NA	1 per lot	8.2	100%	12/31/2024	0	0	0	1
PLN21146	Incomplete	8/27/2021	868 36TH ST OAKLAND 94608	012 094801502	Vacant	0.14	RM-2-NA	17.42	14.4	83%	12/31/2024	0	0	0	2

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21147	Assigned	10/19/2021	6225 HARMON AVE OAKLAND 94621	038 321300900	Single Family Residential	0.17	RM-2-NA	17.42	17.7	101%	12/31/2024	0	0	0	3
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE OAKLAND 94611	012 093202600	Single Family Residential	0.19	RM-2-NA	17.42	16.2	93%	12/31/2024	0	0	0	3
PLN21149	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702100	Vacant	0.17	RH-3-NA	1 per lot	6.0	100%	12/31/2024	0	0	0	1
PLN21150	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702703	Vacant	0.16	RH-3-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21151	Assigned	8/17/2021	2130 35TH AVE OAKLAND 94601	032 211200500	Vacant	0.08	RM-4-NA	39.6	13.3	34%	12/31/2024	0	0	0	1
PLN21152	Assigned	8/17/2021	2134 35TH AVE OAKLAND 94601	032 211200600	Vacant	0.09	RM-4-NA	39.6	10.6	27%	12/31/2024	0	0	0	1
PLN21153	Assigned	8/10/2021	856 34TH AVE OAKLAND 94601	033 220001400	General Industrial	0.09	HBX-2-NA	46.83871	70.5	151%	12/31/2026	0	0	0	6
PLN21156	Incomplete	9/22/2021	1506 3RD ST OAKLAND 94607	004 010301600	Vacant	0.04	RM-2-NA	1 per lot	23.2	100%	12/31/2024	0	0	0	1
PLN21158	Assigned	8/23/2021	7521 MACARTHUR BLVD OAKLAND 94605	040 339600400	Vacant	0.08	CN-3-45	96.8	134.7	139%	12/31/2026	1	0	0	10
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH PL OAKLAND 94603	048H760600903	Vacant	0.21	RH-4-NA	1 per lot	4.8	100%	12/31/2022	0	0	0	1
PLN21164	Assigned	9/2/2021	WRENN ST OAKLAND 94608	029A131600400	Vacant	0.13	RD-1-NA	1 per lot	7.8	100%	12/31/2024	0	0	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21168	Assigned	10/28/2021	SKYLINE BLVD OAKLAND 94603	048G7450028000	Vacant	0.26	RH-4-NA	1 per lot	3.9	100%	12/31/2024	0	0	0	1
PLN21170	Accepted	8/20/2021	490 CAPITAL ST OAKLAND 94610	023 041700101	Multi Family Residential	0.09	RM-3-NA	1 per lot	10.7	100%	12/31/2024	0	0	0	1
PLN21171	Assigned	9/10/2021	609 ALCATRAZ AVE OAKLAND 94609	015 137803900	Single Family Residential	0.13	RM-4-NA	39.6	15.9	40%	12/31/2024	0	0	0	2
PLN21176	Assigned	9/27/2021	POTTER ST OAKLAND 94601	036 242702200	Vacant	0.10	RD-2-NA	1 per lot	9.6	100%	12/31/2024	0	0	0	1
PLN21179	Assigned	9/27/2021	129 ALPINE TER OAKLAND 94618	048A710705000	Vacant	0.24	RD-1-NA	1 per lot	4.2	100%	12/31/2024	0	0	0	1
PLN21180	Assigned	9/27/2021	1818 ADELINE ST OAKLAND 94607	005 040602700	Single Family Residential	0.15	RM-4-NA	39.6	20.3	51%	12/31/2024	0	0	0	3
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE OAKLAND 94611	010 079202000	Vacant	0.13	RM-4-NA	39.6	37.1	94%	12/31/2026	0	0	0	5
ZP210098	Pre-Application (Accepted)	12/15/2021	200 ALICE ST OAKLAND 94607	001 015700600; 001 015700400, 001 015700500, 001 015700600	General Commercial	0.36	C-45-NA	145.2	640.6	440%	12/31/2028	0	0	62	143
PLN21187	Incomplete	12/3/2021	8816 BURR ST OAKLAND 94605	043A464102700	Vacant	0.20	RD-1-NA	1 per lot	5.1	100%	12/31/2024	0	0	0	1
PLN21192	Assigned	10/4/2021	2621 MARKET ST OAKLAND 94607	005 045101200	Vacant	0.09	RM-4-NA	39.6	11.4	29%	12/31/2024	0	0	0	1
PLN21193	Assigned	10/19/2021	LONDON RD	029 107500100	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94608												
ZP200075	Pre-Application (Complete)	10/29/2020	200 FALLON ST OAKLAND 94607	018 044000903	General Industrial	1.73	M-20/S-4		159.2		12/31/2027	0	0	0	276
PLN21195	Assigned	10/13/2021	1437 48TH AVE OAKLAND 94601	035 236003300	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1
PLN21196	Assigned	10/13/2021	48TH AV OAKLAND 94601	035 236003400	Vacant	0.06	RM-3-NA	1 per lot	18.2	100%	12/31/2024	0	0	0	1
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR BLVD OAKLAND 94602	029A130205100	Vacant	0.30	CN-1-45	96.8	129.6	134%	12/31/2026	0	9	1	29
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT ST OAKLAND 94607	005 041300700	Vacant	0.02	CC-2-60	116.16	49.5	43%	12/31/2024	0	0	0	1
PLN21209	Assigned	11/15/2021	5527 VICENTE WAY OAKLAND 94609	014 122401305	Single Family Residential	0.27	RM-4-NA	39.6	22.5	57%	12/31/2026	0	0	0	6
PLN21210	Assigned	12/13/2021	4452 MATTIS CT OAKLAND 94619	037 253003100	Vacant	0.21	RD-1-NA	1 per lot	4.9	100%	12/31/2024	0	0	0	1
PLN21212	Assigned	11/23/2021	8750 GOLF LINKS RD OAKLAND 94605	043A464204900	Vacant	0.27	RD-1-NA	1 per lot	3.7	100%	12/31/2024	0	0	0	1
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD OAKLAND 94605	043A464205000	Vacant	0.38	RD-1-NA	1 per lot	2.6	100%	12/31/2024	0	0	0	1
PLN21214	Assigned	12/3/2021	5998 TELEGRAPH AVE OAKLAND 94609	016 138700100	General Industrial	0.13	RU-5-45	96.8	170.8	176%	12/31/2026	0	0	3	20
PLN21215	Assigned	12/3/2021	248 GRAVATT	048H760605400	Vacant	0.72	RH-4-NA	1 per lot	1.4	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			DR OAKLAND 94603												
PLN21218	Incomplete	12/9/2021	TRESTLE GLEN RD OAKLAND 94608	023 043902400	Vacant	0.22	RD-1-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21221	Assigned	12/22/2021	GIRVIN DR OAKLAND 94611	048D730205200	Vacant	0.29	RH-4-NA	1 per lot	3.5	100%	12/31/2024	0	0	0	1
PLN21222	Assigned	12/22/2021	THORNDALE DR OAKLAND 94603	048G7444010000	Vacant	0.16	RH-4-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21224	Assigned	12/22/2021	BAGSHOTTE DR OAKLAND 94603	048D728205000	Vacant	0.17	RH-3-NA	1 per lot	5.8	100%	12/31/2024	0	0	0	1
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE OAKLAND 94601	035 239001000	Residential Care/Assisted Living/Nursing Facility	0.13	RU-4-45	96.8	23.5	24%	12/31/2024	0	0	0	3
PLN21226	Assigned	12/22/2021	MANZANITA DR OAKLAND 94603	048E731902000	Vacant	0.15	RH-4-NA	1 per lot	6.7	100%	12/31/2024	0	0	0	1
PLN21229	Assigned	12/21/2021	3001 E 12TH ST OAKLAND 94601	025 069300400	General Industrial	0.17	NA	#N/A	11.6	200%	12/31/2024	0	0	0	2
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD OAKLAND 94619	029 109001401	Vacant	0.07	RD-1-NA	1 per lot	14.4	100%	12/31/2024	0	0	0	1
PLN21231	Filed	11/22/2021	GOULDIN RD OAKLAND 94603	048F737204500	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST OAKLAND 94607	005 043701100	Mixed Uses - Residential	0.17	HBX-4-NA	54.45	105.0	193%	12/31/2026	2	0	0	16

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21238	Accepted	12/7/2021	610 21ST ST OAKLAND 94606	008 064701500	Multi Family Residential	0.17	CBD-X-1	145.2	30.1	21%	12/31/2026	0	0	0	5
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD OAKLAND 94605	048 686300604	Single Family Residential	1.04	RH-3-NA	1 per lot	1.9	200%	12/31/2024	0	0	0	2
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD OAKLAND 94619	037A314908002	Vacant	0.49	CN-3-35	79.2	40.7	51%	12/31/2026	0	0	2	18
PLN21243	Accepted	12/15/2021	13175 SKYLINE BLVD OAKLAND 94619	037A314204800	Vacant	2.38	RH-1-NA	1 per lot	0.4	100%	12/31/2024	0	0	0	1
PLN21247	Accepted	12/17/2021	HARRINGTON AVE OAKLAND 94601	032 210006000	Vacant	0.10	RM-2-NA	1 per lot	19.8	200%	12/31/2024	0	0	0	2
PLN21248	Filed	12/17/2021	WESTOVER DR OAKLAND 94603	048D730306900	Vacant	0.16	RH-4-NA	1 per lot	6.2	100%	12/31/2024	0	0	1	0
PLN21251	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101200	Vacant	0.16	RH-3-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21252	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101300	Vacant	0.18	RH-3-NA	1 per lot	5.6	100%	12/31/2024	0	0	0	1
PLN21253	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101400	Vacant	0.15	RH-3-NA	1 per lot	6.5	100%	12/31/2024	0	0	0	1
PLN21254	Accepted	12/20/2021	WESTOVER DR OAKLAND 94603	048D730307200	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	1	0
PLN21256	Accepted	12/23/2021	GIRVIN DR OAKLAND 94603	048D730303000	Vacant	0.26	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
ZP220029	Pre-Application (Complete)	2/22/2022	2301 TELEGRAPH AVE,	020 016500200	Vacant	0.24	RM-2-NA	17.42	116.2	667%	12/31/2028	0	28	0	0

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			Oakland, CA 94612												
RBC1905966, RBC1905967, RBC1905968	Reinstated	8/22/2022	2932 CARMEL ST OAKLAND 94602	029 098202100	Multi Family Residential	0.25	RM-2-NA	17.42	24.2	34%	12/31/2027	0	0	0	3
ZP220048	Under Review	5/25/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	008 066400600	General Commercial	0.19	CC-2-45	96.8	306.9	317%	12/31/2027	0	58	0	0
PLN21114	Under Review	11/1/2021	2304 9TH AVE OAKLAND 94606	022 031800806	Duplex/Two Units	0.24	RM-3-NA	29.04	8.5	29%	12/31/2024	0	0	0	2
PLN21194	Under Review	12/10/2021	233 BROADWAY OAKLAND 94607	001 013500100	Hotel, Motel, Lodging Commercial	0.99	C-45-NA	145.2	131.6	91%	12/31/2027	0	0	13	117
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET ST OAKLAND 94607	005 043201203	General Commercial	0.14	RM-4-NA	39.6	34.8	88%	12/31/2025	0	0	0	5
PLN18088	Under Review	6/5/2020	2715 ADELINE ST OAKLAND 94607	005 044600102	General Industrial	0.48		#N/A	190.7		12/31/2025	0	0	0	91
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN BLVD OAKLAND 94602	029 125502200	Vacant	0.22	CN-3-35	79.2	76.5	97%	12/31/2026	0	4	0	13
PLN21041	Under Review	9/16/2021	2901 BROADWAY OAKLAND 94611	009 070100800; 009 070100500, 009 070100600, 009 070100700, 009 070100900, 009 070101000, 009 070101100, 009 070101200	General Commercial	0.93	D-BV-3-85	158.4	236.5.	149%	12/31/2027	23		0	197
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL BLVD	025 072000702	Parking Lot	0.61	RM-4-NA	39.6	172.8	436%	12/31/2027	0	106	0	0

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94601												
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT ST OAKLAND 94608	005 046601900	Vacant	0.10	RM-2-NA	1 per lot	19.9	200%	12/31/2024	0	0	2	0
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD OAKLAND 94602	028 093900802	Mixed Uses - Residential	0.17	RU-4-45	96.8	89.7	93%	12/31/2026	0	0	0	15
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201, 005 046700100	Vacant	0.30	CC-2-60	116.16	623.9	537%	12/31/2026	0	58	15	0
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH ST OAKLAND 94619	032 203216600	Single Family Residential	0.27	RM-4-NA	39.6	29.4	74%	12/31/2026	0	0	0	8
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON ST OAKLAND 94611	010 079300100	Mixed Uses - Residential	0.13	RM-4-NA	39.6	29.8	75%	12/31/2024	0	0	0	4
ZP200115; PLN20158	Pre-Application (Under Review)	11/30/2020	6733 FOOTHILL BLVD OAKLAND 94605	039 327400505	Vacant	1.60	CC-2-45	96.8	0.0		12/31/2026	0	0	0	0
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON ST OAKLAND 94611	010 081002000	Multi Family Residential	0.05	RM-3-NA	1 per lot	19.2	100%	12/31/2024	0	0	0	1
ZP200126	Pre-Application (Under Review)	12/20/2020	1003 E 15TH ST OAKLAND 94606	020 013901702	Religious/Institutional	0.91	RM-2-NA	17.42	75.0	430%	12/31/2026	0	67	0	1
ZP200003	Pre-Application (Filed)	1/28/2020	33RD AV OAKLAND 94601	033 219401702; 033 219401602, 033 219402203	Vacant	0.11	S-15-90	193.6	345.5	178%	12/31/2025	0	0	0	38
PLN21161	Under Review	1/7/2022	3600 LAGUNA AVE	029 099005500	Vacant	0.14	RM-3-NA	29.04	27.7	95%	12/31/2024	0	0	0	4

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94602												
PLN18266	Under Review	2/19/2021	3712 39TH AVE OAKLAND 94619	030 192500700	Multi Family Residential	0.30	RM-3-NA	29.04	10.0	34%	12/31/2023	0	0	0	3
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH ST OAKLAND 94607	002 005701100	Mixed Uses - Residential	0.23	D-LM-3-LM-275	396	235.2	59%	12/31/2026	0	0	0	54
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL BLVD OAKLAND 94601	033 215800501; 033 215802201, 033 2158008	Mixed Uses - Residential	0.93	CN-2-75	158.4	100	63%	12/31/2028	90	90	3	0
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH AVE OAKLAND 94609	012 096700501	General Commercial	0.33	CN-2-75	158.4	239.3	151%	12/31/2026	0	19	2	59
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET ST OAKLAND 94608	012 095602500	Vacant	0.09	RU-5-60	116.16	87.1	75%	12/31/2026	0	2	0	6
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL BLVD OAKLAND 94601	032 208702401	Mixed Uses - Residential	0.09	RU-5-45	96.8	133.9	138%	12/31/2027	0	0	0	12
ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL ST OAKLAND 94619	037 254700900	Single Family Residential	0.17	RM-3-NA	29.04	29.1	100%	12/31/2026	0	0	0	5
ZP220004	Pre-Application (Under Review)	1/7/2022	430 BROADWAY OAKLAND 94607	001 013900100	Public	1.38	C-45-NA	145.2	197.3	136%	12/31/2028	0	100	0	172
PLN21197	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003500	Vacant	0.06	RM-3-NA	1 per lot	18.1	100%	12/31/2024	0	0	0	1
PLN21198	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003600	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE BLVD OAKLAND 94611	048H7524001001	Vacant	24.67	RH-3-NA	1 per lot	8.0		12/31/2028	0	31	3	164
ZP200040	Pre-Application (Complete)	7/8/2020	5TH ST OAKLAND 94607	018 039001007	General Industrial	3.95	S-15W-140	193.6	151.7	78%	12/31/2027	0	0	0	600
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK AVE OAKLAND 94609	015 136400100	General Commercial	0.15	CN-3-35	79.2	91.1	115%	12/31/2026	0	0	2	12
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST OAKLAND 94609	016 142400101	Duplex/Two Units	0.10	RM-2-NA	1 per lot	10.0	100%	12/31/2023	0	0	0	1
ZP210068	Pre-Application (Under Review)	10/4/2021	6542 GWIN RD OAKLAND 94611	048H7524011000	Single Family Residential	2.60	RH-2-NA	1 per lot	0.8	200%	12/31/2024	0	0	0	2
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH ST OAKLAND 94612	009 068103801	Vacant	0.13	RU-4-35	79.2	111.5	141%	12/31/2027	0	3	0	12
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM BLVD OAKLAND 94705	048H76180340 0	Vacant	0.14	RH-4-NA	1 per lot	7.0	100%	12/31/2024	0	0	0	1
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST OAKLAND 94607	006 001701300	Vacant	0.10	RM-2-NA	1 per lot	20.3	200%	12/31/2024	0	0	0	2
ZP220043; ZP220048	Under Review	4/29/2022	7954-7994 MACARTHUR BLVD, Oakland, CA 94605	040A342201700	Mixed Uses - Residential	0.23	RU-4-45	96.8	174.2	180%	12/31/2027	0	40	0	0

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN15378-PUDF05, PLN15378-PUDF06, PLN15378-PUDF07, PLN15378-PUDF08, PLN15378-PUDF09, PLN15378-PUDF010, PLN15378-PUDF03, PLN15378-PUDF04	Under Review	9/21/2020	8750 MOUNTAIN BLVD OAKLAND 94605	043A467500323	Vacant	163.60	RH-4-NA	1 per lot	1.6		12/31/2025	0	0	0	267
PUD06010-PUDF013	Under Review	10/20/2020	8TH AVE OAKLAND 94607	018 046501600	Vacant	1.19	NA		165.1		12/31/2026	0	0	0	196
ZP210003	Pre-Application (Under Review)	2/1/2021	9 HOMEGLEN LN OAKLAND 94611	048E732403300	Vacant	0.12	RH-4-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH ST OAKLAND 94606	020 012001200	Religious/Institutional	0.08	CN-3-45	96.8	59.1	61%	12/31/2027	0	0	0	5
PLN20146	Under Review	3/19/2021	933 PINE ST OAKLAND 94607	006 004901600	Vacant	0.05	RM-2-NA	1 per lot	19.1	100%	12/31/2023	0	0	0	1
ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH ST OAKLAND 94608	009 074002800	Religious/Institutional	0.16	RM-2-NA	17.42	200.7	1152%	12/31/2027	0	0	0	32
PLN21064	Under Review	1/7/2022	942 PINE ST OAKLAND 94607	006 003300100	Vacant	0.10	HBX-2-NA	46.83871	39.8	85%	12/31/2024	0	0	0	4
PLN21120	Under Review	9/16/2021	9430 MACARTHUR BLVD OAKLAND 94605	048 559905200	Vacant	0.14	RU-4-45	96.8	20.9	22%	12/31/2024	0	0	0	3
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH ST	009 074001400	Multi Family Residential	0.24	RM-2-NA	17.42	8.2	47%	12/31/2024	0	0	0	2

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage*	Zoning	Max Density	Actual Density*	% of Max Density*	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94608												
ZP210089	Pre-Application (Under Review)	1/25/2022	ARROWHEAD DR OAKLAND 94603	048E732104802	Vacant	0.40	RH-3-NA	1 per lot	2.5	100%	12/31/2024	0	0	0	1
ZP210056	Pre-Application (Under Review)	8/16/2021	CARROLL ST OAKLAND 94608	022 030501600	Vacant	0.12	RU-2-NA	54.45	72.3	133%	12/31/2026	0	0	0	9
ZP210001	Pre-Application (Complete)	7/22/2021	CASTRO ST OAKLAND 94607	001 022101402	Vacant	1.33	CC-2-90	193.6	300.6	155%	12/31/2028	200	200	0	0
PLN19284	Under Review	1/2/2020	CIRCLE HILL DR OAKLAND 94608	040A344301103	Vacant	0.17	RD-1-NA	1 per lot	6.0	100%	12/31/2022	0	0	0	1
ZP210040	Pre-Application (Complete)	9/27/2021	CLAREMONT AVE OAKLAND 94603	048H767201300	Vacant	0.39	RH-4-NA	1 per lot	5.1	200%	12/31/2024	0	0	0	2
ZP210055	Pre-Application (Under Review)	8/16/2021	ELBERT ST OAKLAND 94602	024 060806001	Vacant	0.09	RD-1-NA	1 per lot	22.9	200%	12/31/2024	0	0	0	2
ZP200094	Pre-Application (Complete)	2/19/2021	JEWELL CT OAKLAND 94603	048G744502800	Vacant	0.13	RH-4-NA	1 per lot	7.4	100%	12/31/2023	0	0	0	1
ZP210043	Pre-Application (Under Review)	7/22/2021	KELLER AVE OAKLAND 94619	037A315201500	Vacant	28.37	RH-1-NA	1 per lot	0.9	1019%	12/31/2026	0	0	0	26
ZP220002	Pre-Application (Under Review)	1/5/2022	KIRKHAM ST OAKLAND 94607	004 006900201	Parking Lot	0.95	S-15W-160	193.6	303.5	157%	12/31/2028	0	0	0	289
ZP210071	Pre-Application (Under Review)	10/19/2021	MOORE DR OAKLAND 94603	048D731002200	Vacant	0.17	RH-4-NA	1 per lot	5.9	100%	12/31/2024	0	0	0	1
ZP200025	Pre-Application (Complete)	7/15/2020	OAKWOOD DR OAKLAND 94603	048F737701800	Vacant	0.17	RH-4-NA	1 per lot	23.5	400%	12/31/2023	0	0	0	4
ZP210045	Pre-Application (Under Review)	7/13/2021	PARK BLVD OAKLAND 94608	024 055300402	Vacant	0.14	RD-1-NA	1 per lot	65.8	900%	12/31/2026	0	0	0	9

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
ZP210092	Pre-Application (Under Review)	1/20/2022	PIERSON ST OAKLAND 94608	036 250212400	Vacant	0.32	RM-3-NA	29.04	44.3	152%	12/31/2027	0	0	0	14
ZP210025	Pre-Application (Complete)	6/28/2021	PINE ST OAKLAND 94607	006 003104600	Vacant	0.10	HBX-2-NA	46.83871	20.3	43%	12/31/2024	0	0	0	2
PLN18407	Under Review	6/12/2019	RIDGEMONT DR OAKLAND 94605	037A315100205	Vacant	20.07	RH-1-NA	1 per lot	1.0	2000%	12/31/2025	0	0	0	20
ZP210085	Pre-Application (Accepted)	11/16/2021	SKYLINE BLVD OAKLAND 94603	048H752300900	Vacant	11.63	RH-3-NA	1 per lot	0.0	0%	12/31/2028	0	0	0	0
ZP210095	Pre-Application (Accepted)	12/13/2021	THORNDALE DR OAKLAND 94603	048G744703904	Vacant	0.19	RH-3-NA	1 per lot	5.2	100%	12/31/2024	0	0	1	
ZP210022	Pre-Application (Complete)	6/14/2021	WEBSTER ST OAKLAND 94612	008 066700503	Parking Lot	0.27	D-BV-2-250	229.2632	652.8	285%	12/31/2027	0	26	0	150
ZP210099	Pre-Application (Incomplete)	12/20/2021	WESTOVER DR OAKLAND 94603	048D730301214	Vacant	0.04	RH-4-NA	1 per lot	22.8	100%	12/31/2024	0	0	0	1
ZP210033	Pre-Application (Complete)	3/22/2022	967 32ND ST OAKLAND 94608	005 046700100	General Commercial	0.18	CC-2-60	116.16	405.5	349%	12/31/2027	0	0	0	4
PLN22196	Assigned	1/6/2023	6955 Foothill BLVD, Oakland, California 94605	039 329102000	Vacant	1.22	CC-1-60	116.16	97.5	84%	12/31/2028	0	118	0	1
ZP220056	Pre-Application (Under Review)	7/5/22	793 W GRAND, OAKLAND, CA 94612	003 002500600; 003 002500700; 003 002500800; 003 002501500; 003 002501600	Religious/Institutional	0.32	CC-2-75	158.4	290.6	183%	12/31/2028	30	62	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage**	*Zoning*	*Max Density*	*Actual Density**	*% of Max Density**	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN22171	Filed	10/3/2022	1523 HARRISON ST OAKLAND 94612	008 062502600 008 062502700 008 062502800	Parking Lot	0.48	CBD-C-6	484	560.4	116%	12/31/2027	0	0	51	218
											Total[1]:	416	1,660	267	5,864
											Percent of RHNA:		20.2%	5.9%	50.8%

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

*Note= APNs and acreage are derived from Oakland's Accela reports. The reports do not include all APNs for projects on multiple parcels. Thus, the acreage, actual density, and % of max density may not be accurate.

1. Table C-2 reflects a modified capacity of 90 percent of these totals, to account for projects that may drop out before reaching the planning application phase.

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

Available 5th Cycle RHNA Sites

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

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

There are nine non-vacant parcels included in at least one prior RHNA housing element cycle (APNs 025 073300802, 025 073300803, 041 416402403, 013 110802401, 026 083402201, 014 124000901, 011 083600101, 026 083500601, 016 142402205). Two parcels (APNs 025 073300802, 025 073300803) are City-owned surplus sites with priority for affordable housing production, and an additional site (APN 041 416402403) is owned by BART. All but two of the remaining sites are located in higher resource areas. These sites are permitted to develop over 30 du/ac and will also become subject to by right zoning provisions as part of this Housing Element's Housing Action Plan.

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

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

	Total Residential Capacity (units)		
Planning Area	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Central East Oakland	174	635	0
Coliseum/Airport	124	0	0
Downtown	0	1,042	0
East Oakland Hills	4	7	0

	Total Residential Capacity (units)		
Planning Area	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Eastlake/Fruitvale	146	663	1
Glenview/Redwood Heights	55	0	0
North Oakland Hills	0	0	0
North Oakland/Adams Point	92	598	0
West Oakland	120	440	373
Total Units	**715**	**3385**	**374**

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

New Opportunity Sites

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

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.[12,13]

Similarly, BART-owned sites are permitted to develop at high densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.[14] When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. BART has also reviewed property sites and designated them appropriate to include in the inventory.

Oakland's major specific plan areas also provide opportunities for higher-density residential development. The West Oakland Specific Plan (WOSP), the Lake Merritt Station Area Plan (LMSAP), the Broadway Valdez District Specific Plan (BVDSP), and the Draft Downtown Oakland

[12] 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

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

[14] 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.

Specific Plan (DOSP) in particular contain a number of opportunity sites. Many of the sites in these areas are parking lots, as shown in Table C-16a. These projects are also more likely to redevelop, as they may "tier" off the specific plan environmental impact reports. All of the sites below are also subject to capacity modifiers as described in Table C-13.

Other opportunity sites include those suggested by community members and members of the Oakland City Council, those likely to redevelop during the planning period due to current use obsolescence, and sites owned by faith-based organizations that are likely to be developed in partnership with the Local Initiatives Support Coalition (LISC).[15] LISC and other faith-based organizations have submitted interest in residential development, and details of the projects are provided in Table C-16a when available. The development capacity of these new opportunity sites is summarized in Table C-16a below.

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

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

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

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
028 091602702	2833 MACARTHUR BLVD OAKLAND 94602	0.233746	RU-5-60	116.16	General Commercial	0	Underutilized commercial center; Interest from Dimond Improvement Association	0	8	0	0	
001 013700101	401 BROADWAY OAKLAND 94607	0.576214	C-45-NA	145.2	Public	0	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	600	0	0	GGG
001 013700102	499 5TH ST OAKLAND 94607	0.80014	C-45-NA	145.2	Public	0	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	0	0	0	GGG
001 016700300	69 7TH ST OAKLAND 94607	0.350621	D-LM-4-LM-85	193.6	Public	0	Agency Owned (BART)	0	34	0	0	
002 011200700	1013 HARRISON ST OAKLAND 94607	0.168031	D-LM-2-LM-85	193.6	Mixed Uses - Residential	0	Property Owner Interest (LISC/Faith-based)	0	0	16	16	
003 006700400	1414 CLAY ST OAKLAND 94612	0.660381	CBD-C-7	484	Public	0	Agency Owned (City; surplus property; seismically unfit parking garage)	0	255	0	0	
004 007300900	349 MANDELA PKWY OAKLAND 94607	0.338789	S-15W-60	116.16	Public	0	Agency Owned (BART)	0	31	0	0	
005 038301800; 005 038301701	1420 MYRTLE ST OAKLAND 94607	0.36	RM-4-NA	39.6	Religious/Institutional	1912	Property Owner Interest (LISC/Faith-based)	0	0	24	0	
006 001702801	728 WILLOW ST OAKLAND 94607	0.193806	RM-3-NA	2 per lot	Religious/Institutional	0	Property Owner Interest (LISC/Faith-based)	0	0	2	0	
006 002702402	1203 WILLOW ST OAKLAND 94607	1.619532	RM-2-NA	2 per lot	Religious/Institutional	0	Property Owner Interest (LISC/Faith-based)	0	0	2	0	
008 062601600	1443 ALICE ST OAKLAND 94612	0.345386	CBD-C-2	217.8	Parking Garage	1910	Specific Plan Site (parking lot)	0	0	53	0	
008 062602300	1434 HARRISON ST OAKLAND 94612	0.210396	CBD-C-5	484	Parking Lot	1915	Specific Plan Site (parking lot)	0	0	71	0	
008 062604100	1520 HARRISON ST OAKLAND 94612	0.128183	CBD-R-5	484	Parking Lot	0	Specific Plan Site (parking lot)	0	0	18	0	
008 064201800	1800 SAN PABLO AVE OAKLAND 94612	1.018078	CBD-X-6	484	Parking Lot	0	Agency Owned (City; surplus property)	0	225	0	0	
008 064500901	548 THOMAS L BERKLEY WA OAKLAND 94612	0.268902	CBD-X-4	484	Religious/Institutional	0	Property Owner Interest (faith-based); lot consolidation incentive	0	29	0	0	JJJ
008 064502805	556 THOMAS L BERKLEY WA OAKLAND 94612	0.373679	CBD-X-4	484	Mixed Uses - Residential	1954	lot consolidation incentive	0	40	0	0	JJJ
008 064503301	525 21ST ST OAKLAND 94612	0.616905	CBD-X-6	484	Office	1912	lot consolidation incentive	0	68	0	0	JJJ
008 065001604	2001 FRANKLIN ST OAKLAND 94612	0.671925	CBD-C-7	484	General Commercial	1966	Specific Plan Site (parking lot)	0	130	0	0	CCC

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

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
008 065002300	2044 BROADWAY OAKLAND 94612	0.693841	CBD-C-7	484	Office	0	Specific Plan Site	0	268	0	0	CCC
008 066005203	W GRAND AVE OAKLAND 94612	0.906778	CBD-X-4	484	Parking Lot	0	Agency Owned (BART)	0	190	0	0	
008 071605800	1911 TELEGRAPH AVE OAKLAND 94612	1.035875	CBD-R-6	484	Public	0	Agency Owned (City; surplus property)	0	149	0	0	
010 080001006	111 FAIRMOUNT AVE OAKLAND 94611	1.329121	RM-3-NA	2 per lot	Religious/Institutional	1928	Property Owner Interest (LISC/Faith-based)	25	0	0	0	
012 096600500	534 37TH ST OAKLAND 94609	0.10331	RU-3-NA	96.8	Religious/Institutional	0	Property Owner Interest (LISC/Faith-based)	0	1	0	0	PP
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.606972	S-15-75	158.4	Office	1986	High AFFH potential; adjacent to other multifamily development	0	81	0	0	
012 098201000	3815 BROADWAY OAKLAND 94611	0.156226	CC-2-60	116.16	Mixed Uses - Residential	0	Use not likely to continue; property boarded	0	0	18	0	
012 098201600	3822 MANILA AVE OAKLAND 94609	0.448012	CC-2-60	116.16	General Industrial	0	Use not likely to continue; property boarded	0	0	52	0	
013 109902501	4432 TELEGRAPH AVE OAKLAND 94609	0.083727	CN-2-45	96.8	General Commercial	1925	High AFFH potential; lot consolidation incentive	0	4	0	0	KKK
013 109902600	4400 TELEGRAPH AVE OAKLAND 94609	0.195092	CN-2-45	96.8	General Commercial	1929	High AFFH potential; lot consolidation incentive	0	6	0	0	KKK
013 109902800	4444 TELEGRAPH AVE OAKLAND 94609	0.342701	CN-2-60	116.16	General Commercial	1964	High AFFH potential; lot consolidation incentive	0	40	0	0	KKK
013 110902001	4200 BROADWAY OAKLAND 94611	0.254307	CC-2-45	96.8	General Commercial	0	High AFFH potential; lot consolidation incentive	0	15	0	0	III
013 110902200	4220 BROADWAY OAKLAND 94611	0.196975	CC-2-45	96.8	General Commercial	0	High AFFH potential; lot consolidation incentive	0	12	0	0	III
013 110902501	4224 BROADWAY OAKLAND 94611	0.33904	CC-2-45	96.8	General Commercial	1991	High AFFH potential; lot consolidation incentive	0	20	0	0	III
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.643866	CN-2-45	96.8	General Commercial	1997	Underutilized, aging (+25 years) commercial center in moderately resourced area	0	182	0	0	
014 124200600	5050 BROADWAY OAKLAND 94611	15.46908	CC-2-60	158.4	General Commercial	2016	Strong public and decisionmaker support. Site is upzoned.	0	189	16	583	
014 126503806	5609 SHAFTER AVE OAKLAND 94618	0.43943	RM-1-NA	1 per lot	Public	0	Agency Owned (BART)	0	70	0	0	
014 126504000	5655 COLLEGE AVE OAKLAND 94618	1.229418	CN-1-35 (upzoned to S-15)	1 per lot	Public	0	Agency Owned (BART)	0	195	0	0	
018 044501202	510 FALLON ST OAKLAND 94607	4.565838	D-LM-4-LM-275	396	School/College/Educational Facility	0	Agency Owned (Laney College parking lot)	0	266	178	444	

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

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
020 015300600	1449 MILLER AVE OAKLAND 94601	0.274767	RM-2-NA	2 per lot	Mobile Homes	0	Agency Owned (City surplus site)	0	0	2	0	
025 069200600	E 12TH ST OAKLAND 94611	1.437248	CN-3-75	NA	Public	0	Agency Owned (BART site)	0	182	0	0	
030 198105800	3512 38TH AVE OAKLAND 94619	0.081498	CN-2-35	79.2	Religious/Institutional	0	Property Owner Interest (faith-based); lot consolidation incentive	0	5	0	0	HHH
030 198105901	3925 MACARTHUR BLVD OAKLAND 94619	0.11479	CN-2-35	79.2	Parking Lot	0	Property Owner Interest (faith-based); lot consolidation incentive	0	7	0	0	HHH
030 198105902	3512 38TH AVE OAKLAND 94619	0.113613	CN-2-35	79.2	Parking Lot	0	Property Owner Interest (faith-based); lot consolidation incentive	0	7	0	0	HHH
033 219102100	34TH AV OAKLAND 94601	0.282974	S-15-90	193.6	Public	0	Agency Owned (BART)	0	15	0	0	TT
033 219102300	35TH AV OAKLAND 94601	0.388147	S-15-90	193.6	Public	0	Agency Owned (BART)	0	21	0	0	TT
033 219201900	34TH AV OAKLAND 94601	0.286009	S-15-90	193.6	Public	0	Agency Owned (BART)	0	16	0	0	TT
033 219202300	34TH AV OAKLAND 94601	0.719436	S-15-90	193.6	Public	0	Agency Owned (BART)	0	52	0	0	TT
033 219302300	33RD AV OAKLAND 94601	0.401083	S-15-90	193.6	Public	0	Agency Owned (BART)	0	22	0	0	
035 236402202	5216 INTERNATIONAL BLVD OAKLAND 94601	0.091633	RU-5-75	158.4	Parking Lot	0	Use not likely to continue; existing nonconforming use	0	0	1	0	
035 236402300	5228 INTERNATIONAL BLVD OAKLAND 94601	0.425551	RU-5-75	158.4	Parking Lot	0	Use not likely to continue; existing nonconforming use	0	0	8	0	
035 236402601	5300 INTERNATIONAL BLVD OAKLAND 94601	0.555318	RU-5-75	158.4	General Commercial	1924	Use not likely to continue; existing nonconforming use	0	0	10	0	
037 255200100	4655 STEELE ST OAKLAND 94619	6.864329	RD-1-NA	1 per lot	School/College/Educational Facility	0	Agency Owned (t least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive $3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about $6.9 million over the length of the lease. $3,000 is affordable for LI household, assume all 20 units LI.)	0	20	0	0	
038 317701100	5782 FOOTHILL BLVD OAKLAND 94605	0.479891	CN-3-45	96.8	Religious/Institutional	0	Property Owner Interest (Developer working with church to build 100 deeply affordable housing units)	100	0	0	0	
038 321001300	5940 HAYES ST OAKLAND 94621	0.189472	RM-3-NA	2 per lot	Single Family Residential	1915	Property Owner Interest (LISC/Faith-based)	0	0	2	0	
039 327203600	68TH AV OAKLAND 94608	0.27497	CC-2-45	96.8	School/College/Educational Facility	0	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD

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

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
039 327301400	2511 CHURCH ST OAKLAND 94605	0.091524	CC-2-45	96.8	School/College/Educational Facility	0	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 327302103	CHURCH ST OAKLAND 94605	0.764753	CC-2-45	96.8	School/College/Educational Facility	0	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	68	0	0	DDD
039 329102200	7200 BANCROFT AVE OAKLAND 94605	4.163721	CC-1-60	116.16	General Commercial	1973	Underutilized aging commercial center	0	58	5	180	EEE
039 329900102	7000 BANCROFT AVE OAKLAND 94605	5.665807	CC-1-60	116.16	General Commercial	2005	Underutilized aging commercial center	0	106	9	326	EEE
039 329900300	7000 BANCROFT AVE OAKLAND 94605	0.412117	CC-1-60	116.16	General Commercial	1989	Underutilized aging commercial center	0	32	0	0	EEE
041 390100400	796 66TH AVE OAKLAND 94621	4.589552	D-CO-2-NA	335.0769	Parking Lot	1920	Agency Owned (city surplus site)	0	296	0	0	
041 390101000	66TH AVE OAKLAND 94621	2.170845	D-CO-2-NA	335.0769	Open Space	0	Agency Owned (city surplus site)	0	140	0	0	
041 417000504	7001 SNELL ST OAKLAND 94621	0.623786	D-CO-1-NA	335.0769	Open Space	0	Agency Owned (city surplus site)	0	40	0	0	
041 418900202	7317 INTERNATIONAL BLVD OAKLAND 94621	0.382485	CC-2-75	158.4	Religious/Institutional	0	Property Owner Interest (faith-based); lot consolidation incentive	0	0	40	0	OO
041 418901602	73RD AV OAKLAND 94621	1.977998	RM-3-NA	2 per lot	Road Right of Way	0	Property Owner Interest (faith-based); lot consolidation incentive	0	0	0	0	OO
042 432800116	633 HEGENBERGER RD OAKLAND 94621	12.22703	D-CO-2-NA	335.0769	Public	0	Agency Owned (city surplus site)	0	236	4	10	
042 432800124	8000 S COLISEUM WAY OAKLAND 94621	8.929293	D-CO-2-NA	335.0769	Public	1980	Agency Owned (city surplus site)	0	173	115	288	
043A467500232	8800 FONTAINE ST OAKLAND 94605	3.058431	RD-1-NA	1 per lot	Religious/Institutional	1961	Property Owner Interest (LISC/Faith-based)	0	50	0	3	
045 519600101	10701 INTERNATIONAL BLVD OAKLAND 94603	0.101403	CC-2-60	116.16	Religious/Institutional	0	Agency Interest (Faith-based); lot consolidation incentive	0	7	0	0	UU
045 519600201	10701 INTERNATIONAL BLVD OAKLAND 94603	0.118816	CC-2-60	116.16	Religious/Institutional	0	Agency Interest (Faith-based); lot consolidation incentive	0	9	0	0	UU
045 519600400	1360 107TH AVE OAKLAND 94603	0.165595	RD-1-NA	1 per lot	Religious/Institutional	0	Agency Interest (Faith-based); lot consolidation incentive	0	0	0	1	UU
048 687000200	BARCELONA ST OAKLAND 94621	4.671377	RH-3-NA	1 per lot	Public	0	Agency Owned (city surplus site); medium density proposal (93 units), at typical affordability mix.	0	27	19	47	
048F736101100	6226 MORAGA AVE OAKLAND 94611	0.548294	RH-4-NA	1 per lot	Parks, Recreation & Open Space	0	Agency Owned (city surplus site)	0	0	1	0	VV
048F736101200	6226 MORAGA AVE OAKLAND 94611	0.359311	RH-4-NA	1 per lot	Parks, Recreation & Open Space	0	Agency Owned (city surplus site)	0	0	1	0	VV

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

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
048A7069010 00	6209 COLLEGE AVE OAKLAND 94618	0.427444	CN-1-35	79.2	General Commercial	0	High AFFH potential; site will be upzoned	0	9	5	27	
014 126604701	5727 COLLEGE AVE OAKLAND 94618	1.525527	CN-1-35	79.2	General Commercial	1968	High AFFH potential; aging shopping center; site will be upzoned	0	19	2	60	
014 122902103	5354 CLAREMONT AVE	1.683182	RM-4-NA	39.6	Hospitals		High AFFH potential; site will be upzoned	0	16	1	50	
028 091602702	2833 MACARTHUR BLVD OAKLAND 94602	0.233746	RU-5-60	116.16	General Commercial	0	Underutilized commercial center; Interest from Dimond Improvement Association	0	8	0	0	

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

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

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
1414 CLAY ST OAKLAND 94612	003 006700400		CBD-C	484	0.66	Public	Available	255	0	0	**SURPLUS SITE**. Unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
1800 SAN PABLO AVE OAKLAND 94612	008 064201800		CBD-X	484	1.02	Parking Lot	Available	225	0	0	**SURPLUS SITE**. City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
1911 TELEGRAPH AVE OAKLAND 94612	008 071605800		CBD-R	484	1.04	Public	Available	149	0	0	**SURPLUS SITE**. City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
1449 MILLER AVE OAKLAND 94601	020 015300600		RM-2	2 per lot	0.27	Mobile Homes	Available	0	2	0	**SURPLUS SITE**. City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
DERBY AVE OAKLAND 94601	025 072000201		RM-4	39.6	0.21	Parking Lot	Available	0	5	0	**SURPLUS SITE**. City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2777 FOOTHILL BLVD OAKLAND 94601	025 073300802	WW	RU-5	96.8	0.47	General Commercial	Available	20	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											disposition and development by EWDD, with priority for affordable housing production.
2759 FOOTHILL BLVD OAKLAND 94601	025 073300803	WW	RU-5	96.8	0.05	Public	Available	2	0	0	**SURPLUS SITE**. 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.
3614 FOOTHILL BLVD OAKLAND 94601	032 208405000	XX	RU-5	96.8	0.12	Vacant - Public	Available	0	0	0	**SURPLUS SITE**. 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
3600 FOOTHILL BLVD OAKLAND 94601	032 208405100	XX	RU-5	96.8	0.24	Vacant - Public	Available	0	0	0	**SURPLUS SITE**. 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
3566 FOOTHILL BLVD OAKLAND 94601	032 211503701	XX	RU-5	96.8	0.15	Vacant - Public	Available	0	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3550 FOOTHILL BLVD OAKLAND 94601	032 211503801	XX	RU-5	96.8	0.26	Vacant - Public	Available	124	0	0	**SURPLUS SITE**. 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
7318 INTERNATIONAL BLVD OAKLAND 94621	040 331703200		CC-2	158.4	0.08	Vacant - Public	Available	0	8	0	**SURPLUS SITE**. 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.
796 66TH AVE OAKLAND 94621	041 390100400		D-CO-2	335.07692	4.59	Parking Lot	Available	296	0	0	**SURPLUS SITE**. City owned site (EWD); Coliseum City - City-owned surplus sites.
66TH AVE OAKLAND 94621	041 390101000		D-CO-2	335.07692	2.17	Open Space	Available	140	0	0	**SURPLUS SITE**. City owned site (EWD). Coliseum City - City-owned surplus sites.
7001 SNELL ST OAKLAND 94621	041 417000504		D-CO-1	335.07692	0.62	Open Space	Available	40	0	0	**SURPLUS SITE**. City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											a BART owned parcel. Coliseum City - City-owned surplus sites.
73RD AV OAKLAND 94621	041 417300103	YY	D-CO-1	335.07692	0.32	Vacant - Public	Available	20	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites.
728 73RD AVE OAKLAND 94621	041 417300202	YY	D-CO-1	335.07692	0.35	Vacant - Public	Available	22	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites.
710 73RD AVE OAKLAND 94621	041 417300306	YY	D-CO-1	335.07692	0.50	Vacant - Public	Available	32	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites .
633 HEGENBERGER RD OAKLAND 94621	042 432800116		D-CO-2	335.07692	12.23	Public	Available	236	4	10	**SURPLUS SITE**. City owned site (EWD) - Empty lot a/k/a the Homebase Site. Coliseum City - City-owned surplus sites.
8000 S COLISEUM WAY OAKLAND 94621	042 432800124		D-CO-2	335.07692	8.93	Public	Available	173	115	288	**SURPLUS SITE**. Site co-owned by City and County. – Empty lot a/k/a Malibu Site. Coliseum City - City-owned surplus sites.
8280 MACARTHUR BLVD OAKLAND 94605	043A464402600	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8296 MACARTHUR BLVD OAKLAND 94605	043A464402800	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
9418 EDES AVE OAKLAND 94603	044 501400500	AAA	RM-4	39.6	0.40	Vacant - Public	Available	0	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
606 CLARA ST OAKLAND 94603	044 501400603	AAA	RM-4	39.6	0.21	Vacant - Public	Available	124	0	0	**SURPLUS SITE**. City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
10451 MACARTHUR BLVD OAKLAND 94605	047 557600703		CN-3	96.8	0.52	Vacant - Public	Available	0	5		**SURPLUS SITE**. 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.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
2656 98TH AVE OAKLAND 94605	048 561700901	BBB	RD-1	1 per lot	0.13	Vacant - Public	Available	0	1		**SURPLUS SITE**. City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2660 98TH AVE OAKLAND 94605	048 561701004	BBB	RD-1	1 per lot	0.34	Vacant - Public	Available	0	1		**SURPLUS SITE**. 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.
BARCELONA ST OAKLAND 94621	048 687000200		RH-3	1 per lot	4.67	Public	Available	27	19	47	**SURPLUS SITE**. 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
6226 MORAGA AVE OAKLAND 94611	048F736101100	VV	RH-4	1 per lot	0.55	Parks, Recreation & Open Space	Available	0	1		**SURPLUS SITE**. City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
6226 MORAGA AVE OAKLAND 94611	048F736101200	VV	RH-4	1 per lot	0.36	Parks, Recreation & Open Space	Available	0	1		**SURPLUS SITE**. City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

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

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

OTHER CONSIDERATIONS

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

Site Size

State HCD has established parameters for the size of lower-income sites in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower-income housing development as they may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are larger than 10.0 acres in size are also not considered suitable, as they may lead to an over concentration of affordable housing or make the project infeasible. These parameters do not apply to sites selected for moderate- or above-moderate-income housing. There have been a number of recent projects with lower-income units that have been permitted on parcels smaller than 0.5 acres in recent years. These projects, as reported in the City's Annual Progress Reports, are provided in Table C-17a 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-17a: Lower-Income Approved and/or Completed Projects on Small Sites, 2018-2022

				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
1440 23rd Ave	020 015301501	1440 23RD AVE	0.11	0	1	0	8
424 28th St	009 068800600	424 28TH ST	0.23	5	0	0	42
347 E 18th st	021 022300301	347 E 18TH ST	0.23	0	3	0	24
430 Adams St	010 078500200	430 ADAMS ST	0.14	0	1	0	10
31 Excelsior Ct	023 041800401	31 EXCELSIOR CT	0.18	0	2	0	6
905 72nd Ave	041 415301302	905 72ND AVE	0.47	58	0	1	0
48 5th Ave	018 046000200	48 5TH AVE	0.42	11	7	3	0
8201 Macarthur Blvd	043 462000102	8201 MACARTHUR BLVD	0.12	5	0	0	5
7664 MacArthur	040A342201700	776 MACARTHUR BLVD		39	0	0	0
3135 San Pablo Ave	005 046700201, 005 046700100	3135 SAN PABLO AVE		72	0	0	1
3419 San Pablo Ave	005 047900301, 005 047900302, 005 047900400, 005 047900500	3419 SAN PABLO AVE		0	60	0	0

				Residential Capacity (units)			
Project Name	*APN*	*Address*	*Acres*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
7525 MacArthur Blvd	040 339600500, 040 339600600	7525 MACARTHUR BLVD		0	18	1	0
3737 MLK Jr Way	012 096500200, 012 096500100	3737 MLK JR WAY		43	0	0	1

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

There are 107 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, 47 of these parcels are part of sites that are larger than 0.5 acres in total. An additional 41 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 four sites are owned by BART and will be prioritized for affordable development, six sites are owned by faith-based organizations that have expressed interest in development, on one site there is active loan interest from Oakland HCD, and finally one site is the location of the Piedmont Place Homekey site. There are eight remaining parcels smaller than 0.5, (APNs 013 110802401, 023 047602101, 026 083402201, 014 124000901, 010 077202001, 011 083600101, 026 083500601, 016 142402205) which are considered appropriate for lower-income housing (approximately 137 units, with sites estimates ranging from approximately 25 to 59 percent of the maximum capacity) since they are located in high or highest resource TCAC designations and are in close proximity to transit and other amenities, both of which will increase the financial feasibility of development on these sites. These sites were identified in the prior RHNA cycle; all eight of these sites are permitted to develop with at least 30 du/ac and will permit at least 20 percent of units to be affordable by right. There are 3 parcels larger than 10.0 acres that have been identified to accommodate lower-income units (not including parcels that are part of an active pipeline project). Two parcels are part of the same pre-application project (APNs 048H752400101 and 048H752300900, Record ID – ZP210085), which consists of a subdivision of 67 lots for single-family homes and one 131-unit mixed-income multifamily development. It is assumed that 24.0 percent of the 131-unit project will be suitable for lower-income households. This project includes eight parcels in total across about 39.0 acres. The second parcel (APN 042 432800116) is owned by the City and consists of an empty lot next to the Operation HomeBase Site.[16] This is a surplus lands site that is part of the Coliseum City project and subject to exclusive negotiations with the African American Sports and Entertainment Group. It is assumed to develop at a mix of income levels so as to not concentrate lower-income units. Further, there is an additional site consisting of multiple parcels (APNs 039 329900300, 039 329900202, 039 329102200, 039 329900102) which is about 10.6 acres consisting of opportunity areas in and around the Eastmont

[16] 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.

Mall, including parking lots. Since the site is large it is assumed to develop with a mix of incomes. Information about mixed-income affordability mix is found on p. C-46.

Table C-17b: Smaller Sites in High/Highest Resource TCAC Areas

013 11080240l	4366 Broadway	Zoning	Lot Size	Current Max Density
023 047602101	3600 Park Blvd	CC-2	0.29	28 du
026 083402201	2120 Montana Street	CN-4	0.37	14 du
014 124000901	5211 Broadway	CN-3	0.41	32 du
010 077202001	Lenox Avenue	CC-2	0.42	40 du
011 083600101	3374 Grand Ave	RU-2	0.35	19 du
026 083500601	2055 MacArthur Blvd	CN-2	0.35	33 du
016 142402205	6407 Telegraph	CN-1	0.30	29 du

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

Reliance on Non-Vacant Sites

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

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

Adjustment Factor	*Number of Lower-Income Units*
Pipeline Projects	2,793
ADU Capacity[1]	1,384
Adequate Sites Alternative	82
Capacity on Vacant Sites	1,154
Total Capacity[2]	**5,413**
Oakland Lower Income RHNA	**10,261**
RHNA on Non-Vacant Sites	**10,261 – 5,416= 4,848**
Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites	**4,848/10,261 = 47.2%**

1. Affordable to lower-income households.
2. Residential capacity not related to non-vacant sites.

Source: Dyett & Bhatia, 2022

Replacement Housing Requirements

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

C.4 Fair Housing Assessment of the Inventory

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in Environmental Justice[17] 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

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

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

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

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

Chart C-1: Housing Sites Inventory Development Process



ESTABLISH RHNA TARGET

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

PRELIMINARY SITES INVENTORY

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

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

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

Table C-19: Preliminary Housing Sites Inventory

Housing Site Type	*Very-Low- and Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
RHNA Credits[1]	4,257	776	9,936	**14,969**
RHNA 5 Sites	715	3,385	374	**4,474**
Potential Projects/New Opportunity Sites	6,950	1,125	7,605	15,681
Percent of Capacity in Moderate to Highest Resource Tracts[2]	38.0%	26.9%	39.4%	**37.2%**

1. Includes pipeline projects, projected ADUs, and adequate sites alternative projects.
2. Census tract resource levels are derived from TCAC Opportunity Maps.

Source: Dyett & Bhatia, 2022

AFFH ASSESSMENT OF PRELIMINARY SITES INVENTORY

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

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

continued investments in place-based strategies[18] for communities in historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

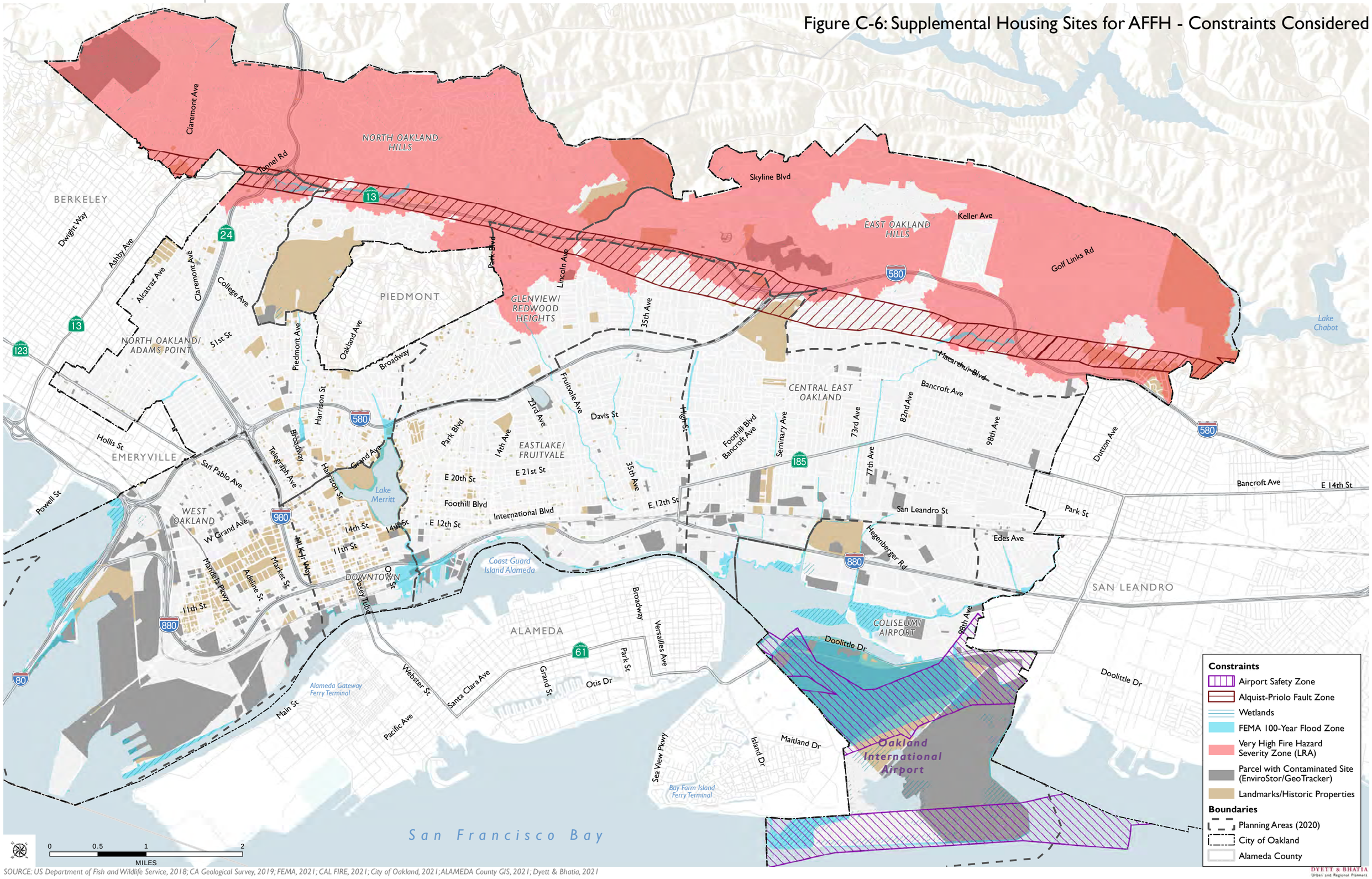
SUPPLEMENTAL SITES TO ACHIEVE AFFH

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

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

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

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



Constraints
- Airport Safety Zone
- Alquist-Priolo Fault Zone
- Wetlands
- FEMA 100-Year Flood Zone
- Very High Fire Hazard Severity Zone (LRA)
- Parcel with Contaminated Site (EnviroStor/GeoTracker)
- Landmarks/Historic Properties

Boundaries
- Planning Areas (2020)
- City of Oakland
- Alameda County

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

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).[19] After completing this exercise, an additional 74 potential parcels were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 16 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. Four parcels in the Rockridge area will be upzoned and encourage to develop with residential uses under actions in the Housing Action Plan. Figure C-7 maps the locations of these supplemental "AFFH sites," which are listed in Table C-20 below and identified in Table C-25.

Table C-20: Supplemental AFFH Sites

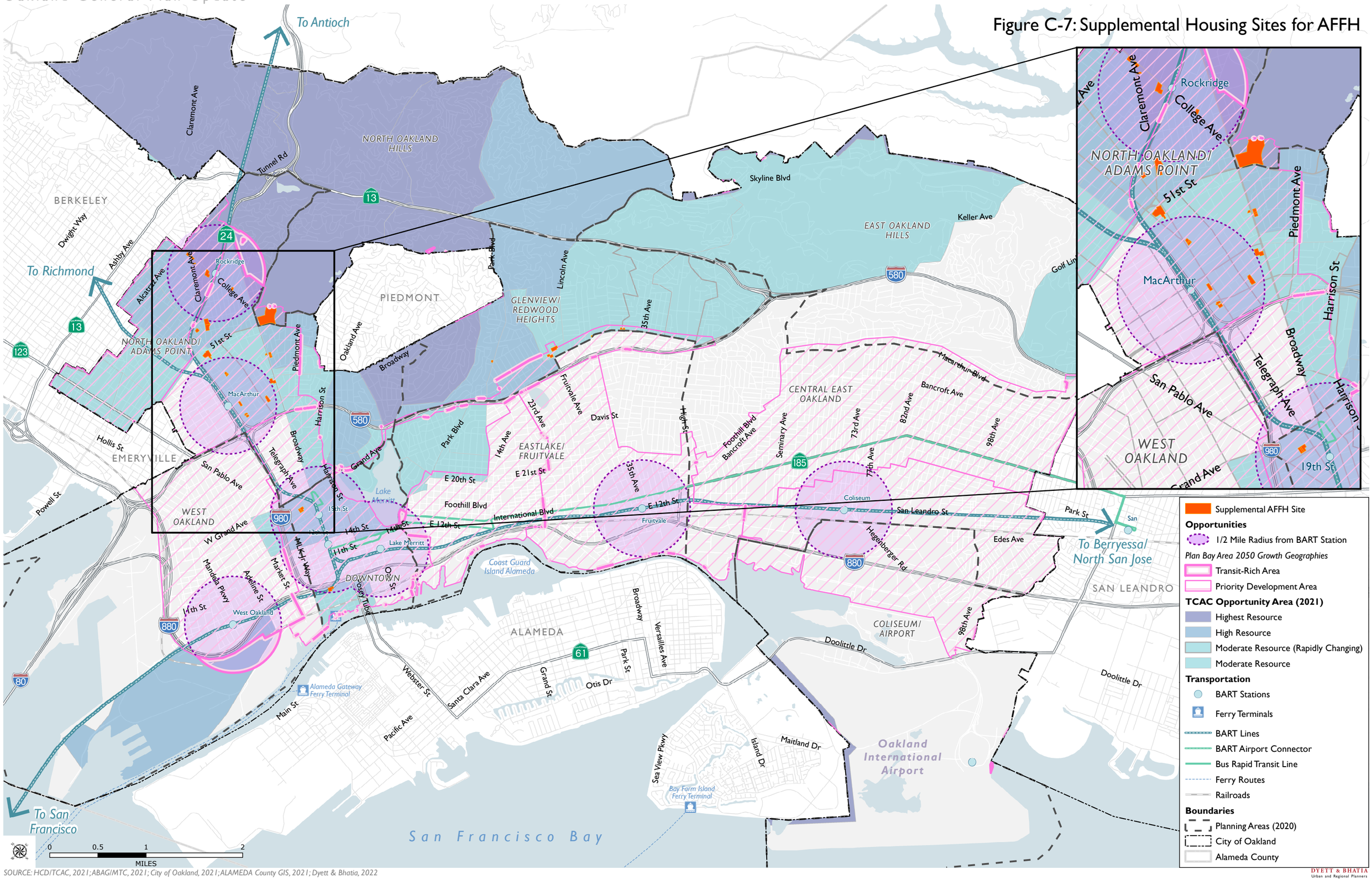
APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	182	Moderate Resource	Underutilized commercial area
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	35	Moderate Resource	Underutilized medical office surrounded by new multifamily development
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 064500901, 008 064502805	525 21ST ST OAKLAND 94612	1.3	137	Moderate Resource	Group of underutilized and low-density office/commercial, adjacent to new high-

[19] 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*
					density multifamily development.
013 109902600, 013 109902501, 013 109902800	4400 TELEGRAPH AVE OAKLAND 94609	0.6	24	Moderate Resource	Group of underutilized commercial/retail
014122902103	5354 CLAREMONT AVE	1.70		High Resource	Dialysis clinic; large parking lot. Demonstrated public and decisionmaker interest.
014126604701	5727 COLLEGE AVE	1.7		Highest Resource	Larger parcel, medium FAR , proximity to BART
048A706901000	6209 COLLEGE AVE	0.5		High Resource	Medium FAR and comparatively lower AV ratio
14124200600	5050 BROADWAY	4.5	189	Highest Resource	Large vacant parcel near shopping center and other multifamily housing. Demonstrated public and decisionmaker interest.

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

Figure C-7: Supplemental Housing Sites for AFFH



Supplemental AFFH Site

Opportunities

1/2 Mile Radius from BART Station

Plan Bay Area 2050 Growth Geographies

Transit-Rich Area

Priority Development Area

TCAC Opportunity Area (2021)

Highest Resource

High Resource

Moderate Resource (Rapidly Changing)

Moderate Resource

Transportation

BART Stations

Ferry Terminals

BART Lines

BART Airport Connector

Bus Rapid Transit Line

Ferry Routes

Railroads

Boundaries

Planning Areas (2020)

City of Oakland

Alameda County

0 0.5 1 2

MILES

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. As supported by sites analysis in Appendix D, section D.5, an affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. These actions, as outlined in the Housing Action Plan, will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficulty associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call those neighborhoods home.

Table C-21: Residential Capacity by Fair Housing Issues

			Inventory Capacity			AFFH Indicators					
Census Tract	*Neighborhood*	*# Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
06001400100	Panoramic Hill	1,293	0	0	63	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	214	40	62	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	106	1	57	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	9	8	49	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	22	2	16	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	0	0	1	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	2	0	28	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	1	76	25	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	0	76	0	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001401000	Longfellow	2,470	97	94	188	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification
06001401100	Temescal West	2,071	340	38	101	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification
06001401200	Temescal East	1,230	6	143	146	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	296	176	718	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	3	72	50	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	117	28	3	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	20	65	428	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	101	54	523	61%	Low Resource	63%	29%	7%	Advanced Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001401800	Prescott	677	78	39	26	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification
06001402200	Prescott/ Mandela Peralta	871	370	229	2,585	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	49	79	5	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	0	0	1	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001402600	Jack London Gateway	631	400	35	82	86%	High Segregation & Poverty	82%	50%	4%	At Risk of Gentrification
06001402700	Bunche/ MLK Jr	693	375	12	400	77%	Moderate Resource	60%	38%	5%	Advanced Gentrification
06001402800	Uptown/ Downtown	2,389	868	91	827	72%	Moderate Resource	82%	42%	3%	At Risk of Gentrification
06001402900	Downtown	949	486	370	1,596	78%	Moderate Resource	79%	45%	0%	At Risk of Gentrification
06001403000	Chinatown	1,469	40	255	975	94%	High Segregation & Poverty	80%	54%	7%	At Risk of Gentrification
06001403100	Downtown/ Old Oakland	898	0	281	41	72%	High Segregation & Poverty	61%	51%	10%	Early/Ongoing Gentrification
06001403300	Chinatown/ Laney	2,143	497	447	1,345	74%	Low Resource	54%	50%	8%	Low-Income/Susceptible to Displacement
06001403400	Lake Merritt	2,838	0	68	253	61%	Moderate Resource (Rapidly Changing)	60%	42%	3%	Early/Ongoing Gentrification
06001403501	Oakland/ Harrison West	2,655	146	57	1,712	63%	Moderate Resource	77%	52%	6%	Early/Ongoing Gentrification
06001403502	Oakland/ Harrison East	1,158	0	0	10	58%	Moderate Resource	35%	41%	6%	Early/Ongoing Gentrification
06001403600	Adams Point North	2,643	1	0	13	71%	High Resource	39%	42%	2%	At Risk of Becoming Exclusive
06001403701	Adams Point West	1,738	10	0	0	57%	High Resource	47%	38%	2%	Advanced Gentrification
06001403702	Adams Point East	1,102	4	15	36	48%	Moderate Resource	56%	27%	0%	Advanced Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001403800	Lakeshore	1,814	23	0	0	32%	Highest Resource	33%	33%	4%	Becoming Exclusive
06001403900	Grand Lake	2,059	0	0	1	43%	High Resource	29%	38%	1%	Advanced Gentrification
06001404000	Piedmont Ave South	1,638	6	21	54	45%	Moderate Resource	41%	41%	2%	Stable Moderate/Mixed Income
06001404101	Piedmont Ave North	1,660	64	0	0	38%	High Resource	31%	35%	0%	Becoming Exclusive
06001404102	Piedmont Ave Central	1,657	0	0	0	34%	Moderate Resource	54%	42%	1%	Stable Moderate/Mixed Income
06001404200	Upper Piedmont Ave	1,286	189	67	1,045	38%	Highest Resource	13%	25%	0%	Stable/Advanced Exclusive
06001404300	Upper Rockridge	1,284	0	0	5	35%	Highest Resource	12%	49%	0%	Stable/Advanced Exclusive
06001404400	Glen Highlands	2,315	31	4	184	33%	Highest Resource	14%	27%	0%	Stable/Advanced Exclusive
06001404501	Montclair South	659	0	0	2	34%	Highest Resource	6%	0%	0%	Stable/Advanced Exclusive
06001404502	Montclair North	2,483	0	2	26	25%	Highest Resource	12%	42%	0%	Stable/Advanced Exclusive
06001404600	Piedmont Pines	1,783	4	2	34	30%	High Resource	6%	20%	1%	Stable/Advanced Exclusive
06001404700	Oakmore North	805	0	0	2	30%	High Resource	10%	36%	0%	Stable/Advanced Exclusive
06001404800	Oakmore South	1,159	9	1	30	51%	Moderate Resource	28%	58%	3%	Becoming Exclusive
06001404900	Glenview	1,860	42	0	13	44%	High Resource	45%	29%	1%	Becoming Exclusive
06001405000	Trestle Glen	1,446	13	0	6	38%	High Resource	19%	43%	0%	Stable/Advanced Exclusive
06001405100	Crocker Highland	1,608	0	0	1	35%	Highest Resource	12%	19%	0%	Stable/Advanced Exclusive
06001405200	Cleveland Heights North	2,414	1	61	56	62%	Moderate Resource	48%	42%	0%	Advanced Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001405301	Cleveland Heights South	1,572	4	0	17	47%	Moderate Resource	53%	40%	2%	Early/Ongoing Gentrification
06001405302	Eastlake	1,377	3	0	24	69%	Low Resource	80%	42%	7%	At Risk of Gentrification
06001405401	Eastlake Clinton West	1,657	0	0	11	80%	Low Resource	78%	51%	14%	At Risk of Gentrification
06001405402	Eastlake Clinton East	1,180	109	0	1	83%	Low Resource	57%	45%	7%	At Risk of Gentrification
06001405500	Ivy Hill	1,572	0	0	14	79%	Moderate Resource	64%	44%	11%	At Risk of Gentrification
06001405600	Bella Vista	1,386	0	0	2	74%	Moderate Resource	60%	50%	6%	Early/Ongoing Gentrification
06001405700	Upper San Antonio/ Highland Park	1,368	0	0	0	86%	Low Resource	47%	46%	8%	At Risk of Gentrification
06001405800	San Antonio/ Highland Terrace	1,338	0	0	6	85%	Low Resource	76%	60%	12%	At Risk of Gentrification
06001405901	Lower San Antonio East	1,100	1	2	1	96%	High Segregation & Poverty	85%	57%	19%	At Risk of Gentrification
06001405902	Lower San Antonio West	925	29	0	1	91%	Low Resource	62%	67%	16%	At Risk of Gentrification
06001406000	Oakland Estuary	1,551	308	228	1,570	82%	High Segregation & Poverty	74%	43%	10%	At Risk of Gentrification
06001406100	Jingletown/ Kennedy	1,475	667	167	73	85%	Low Resource	59%	63%	4%	Low-Income/Susceptible to Displacement
06001406201	Reservoir Hill/ Meadow Brook	1,485	61	18	12	95%	Low Resource	76%	59%	31%	At Risk of Gentrification
06001406202	Fruitvale/ Hawthorne	1,337	277	14	1	91%	High Segregation & Poverty	81%	46%	30%	At Risk of Gentrification
06001406300	San Antonio/ Sausal Creek	1,255	2	0	7	87%	Low Resource	79%	42%	11%	At Risk of Gentrification
06001406400	Reservoir Hill/ Manzanita	748	0	0	1	69%	Low Resource	59%	63%	8%	Low-Income/Susceptible to Displacement
06001406500	Peralta/ Hacienda	1,948	0	0	3	88%	Low Resource	71%	65%	12%	At Risk of Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001406601	Laurel/ Upper Peralta Creek	1,746	8	0	0	85%	Low Resource	63%	61%	4%	Low-Income/Susceptible to Displacement
06001406602	Lower Dimond School	941	0	32	3	87%	Low Resource	67%	63%	0%	Low-Income/Susceptible to Displacement
06001406700	Lincoln Highlands	2,178	0	0	31	55%	Moderate Resource	29%	52%	1%	Stable Moderate/Mixed Income
06001406800	Redwood Heights West	1,360	0	0	1	67%	Moderate Resource (Rapidly Changing)	45%	45%	3%	Becoming Exclusive
06001406900	Redwood Heights Central	1,551	0	0	8	53%	Moderate Resource	43%	43%	5%	Stable Moderate/Mixed Income
06001407000	Lower Laurel/ Allendale	1,991	19	2	0	87%	Low Resource	69%	61%	11%	Low-Income/Susceptible to Displacement
06001407101	Harrington/ Fruitvale	1,056	233	0	5	95%	High Segregation & Poverty	63%	48%	21%	At Risk of Gentrification
06001407102	Jefferson/ Fruitvale	1,355	0	39	12	90%	Low Resource	72%	49%	13%	At Risk of Gentrification
06001407200	Fruitvale	1,927	0	117	6	91%	High Segregation & Poverty	79%	59%	25%	At Risk of Gentrification
06001407300	Melrose	730	459	0	5	88%	Low Resource	69%	54%	17%	Low-Income/Susceptible to Displacement
06001407400	Fremont District	1,127	97	127	10	98%	Low Resource	81%	44%	19%	At Risk of Gentrification
06001407500	Seminary	1,358	0	34	3	96%	High Segregation & Poverty	81%	54%	7%	At Risk of Gentrification
06001407600	Fairfax/ Lower Maxwell Park	2,123	0	9	8	83%	Low Resource	69%	68%	7%	Ongoing Displacement
06001407700	Maxwell Park	1,651	103	0	28	70%	Low Resource	38%	53%	3%	Stable Moderate/Mixed Income
06001407800	Mills College	748	0	0	24	69%	Low Resource	46%	58%	1%	High Student Population
06001407900	Redwood Heights East	1,126	174	39	6	50%	Moderate Resource (Rapidly Changing)	30%	63%	3%	Becoming Exclusive
06001408000	Woodminster	1,037	0	2	19	45%	Moderate Resource	7%	24%	2%	Stable/Advanced Exclusive

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001408100	Caballo Hills	2,717	0	0	62	60%	Moderate Resource	17%	56%	1%	At Risk of Becoming Exclusive
06001408200	Millsmont	1,961	0	0	4	82%	Low Resource	47%	62%	3%	Low-Income/Susceptible to Displacement
06001408300	Eastmont Hills	1,828	40	10	10	78%	Low Resource	61%	53%	3%	Becoming Exclusive
06001408400	Eastmont	1,157	1	8	10	93%	Low Resource	71%	65%	7%	Low-Income/Susceptible to Displacement
06001408500	Arroyo Viejo	1,611	0	37	0	98%	Low Resource	76%	62%	21%	Low-Income/Susceptible to Displacement
06001408600	Bancroft/ Havenscourt East	1,811	949	61	508	97%	Low Resource	73%	76%	16%	Low-Income/Susceptible to Displacement
06001408700	Bancroft/ Havenscourt West	2,455	0	6	4	92%	Low Resource	79%	58%	13%	Low-Income/Susceptible to Displacement
06001408800	Lockwood/ Coliseum/ Rudsdale	2,225	273	291	4	95%	High Segregation & Poverty	87%	60%	12%	Low-Income/Susceptible to Displacement
06001408900	Fitchburg	1,016	74	48	1	95%	High Segregation & Poverty	85%	51%	13%	Low-Income/Susceptible to Displacement
06001409000	Brookfield Village/ Hegenberger	1,135	533	119	298	98%	Low Resource	84%	60%	20%	Low-Income/Susceptible to Displacement
06001409100	Brookfield Village	675	0	0	2	98%	Low Resource	65%	55%	10%	At Risk of Gentrification
06001409200	Sobrante Park	982	0	0	0	98%	Low Resource	88%	73%	11%	Low-Income/Susceptible to Displacement
06001409300	Stonehurst	1,627	16	20	2	95%	Low Resource	66%	64%	18%	Low-Income/Susceptible to Displacement
06001409400	Elmhurst	1,268	54	32	402	96%	Low Resource	68%	62%	34%	Low-Income/Susceptible to Displacement
06001409500	New Highland	1,131	0	0	0	96%	High Segregation & Poverty	78%	66%	19%	Low-Income/Susceptible to Displacement
06001409600	Webster	1,484	0	27	00	97%	Low Resource	76%	52%	20%	At Risk of Gentrification
06001409700	Castlemont	1,577	5	6	36	97%	Low Resource	75%	66%	13%	Low-Income/Susceptible to Displacement

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001409800	Golf Links	1,294	54	0	6	80%	Low Resource	48%	59%	7%	Stable Moderate/Mixed Income
06001409900	Sequoyah	1,423	27	19	318	71%	Low Resource	18%	33%	0%	Stable Moderate/Mixed Income
06001410000	Chabot Park	1,227	0	0	4	71%	Moderate Resource	42%	38%	4%	Stable Moderate/Mixed Income
06001410100	Foothill Square/ Toler Heights	1,100	17	18	6	88%	Low Resource	57%	52%	4%	Low-Income/Susceptible to Displacement
06001410200	Las Palmas	1,127	0	10	37	99%	Low Resource	69%	62%	10%	At Risk of Gentrification
06001410300	Cox/ Elmhurst	1,023	0	0	0	98%	Low Resource	89%	67%	27%	Low-Income/Susceptible to Displacement
06001410400	Durant Manor	1,351	393	18	1	94%	Low Resource	54%	49%	15%	Low-Income/Susceptible to Displacement
06001410500	DeFremery/ Oak Center	925	0	48	339	85%	High Segregation & Poverty	87%	52%	3%	At Risk of Gentrification
06001981900	Port Lower	27	0	0	0	14%	High Resource	50%	26%	0%	Unavailable or Unreliable Data
06001982000	Acorn Industrial	32	0	20	0	84%	Low Resource	64%	0%	0%	Unavailable or Unreliable Data
06001983200	Jack London Square	340	706	104	415	47%	Moderate Resource	26%	33%	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, 2022

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

Table C-22: Opportunity Area Constraints, 2021

		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 are a popular funding mechanism in the construction of affordable housing, and prioritize the development of affordable housing in neighborhoods with existing access to opportunity. Further information on TCAC opportunity areas is available in Appendix D.

Table C-23: TCAC Scoring Guidelines, 2022

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. TCAC projects may score up to 15 points maximum for site and service amenities; indicating that all sites in Table C-24 could potentially receive the full 15-point score for the Site & Service Amenities category. 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
013 109902501	KKK	0	7	3	3	3	4	3	23
013 109902600	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]***
012 096600600	PP	0	7	3	2	3	4	3	22
012 096600500	PP	0	7	3	2	3	4	3	22
033 217801800	SS	0	7	3	3	3	5	3	24
033 217801700	SS	0	7	3	3	3	5	3	24
033 219002000	SS	0	7	3	3	3	5	3	24
033 219002200	SS	0	7	3	3	3	5	3	24
033 219002300	SS	0	7	3	3	3	5	3	24
033 219102300	TT	0	7	2	3	3	5	3	23
033 219102100	TT	0	7	2	3	3	5	3	23
033 219201900	TT	0	7	2	3	3	5	3	23
033 219202300	TT	0	7	3	3	2	5	3	23
025 073300802	WW	0	7	3	2	3	4	3	22
025 073300803	WW	0	7	3	2	3	4	3	22
032 211503801	XX	0	7	3	2	3	4	3	22
032 208405000	XX	0	7	3	2	3	4	3	22
032 208405100	XX	0	7	3	2	3	4	3	22
032 211503701	XX	0	7	3	2	3	4	3	22
013 110802401		8	7	3	2	3	5	3	31
041 417000504		0	7	3	2	3	3	2	20
001 013100801		0	7	3	3	2	5	3	23
012 097601502		0	7	3	2	3	4	3	22
012 100200900		0	7	3	3	3	5	3	24
012 100200601		0	7	3	3	3	5	3	24
041 390101000		0	7	3	0	3	3	2	18
042 432800116		0	7	0	2	3	0	3	15

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]***
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
014 126803501		8	7	2	2	3	5	2	29
025 069200600		0	7	3	3	3	5	3	24
010 080001006		0	7	2	0	3	5	3	20
014 126503806		8	7	3	3	3	5	2	31
014 126504000		8	7	3	2	2	4	2	28
008 071605800		0	7	3	3	3	5	3	24
008 064901100		0	7	3	2	3	5	3	23
042 432800124		0	7	0	0	2	0	3	12
012 096500500		0	7	3	0	3	4	2	19
033 219302300		0	7	3	3	3	5	3	24
008 066005203		0	7	3	2	3	5	3	23
043A467500232		0	0	0	0	3	0	0	3
048 687000200		0	0	0	0	2	0	0	2
014 124000901		8	7	3	3	3	5	3	32
010 077202001		8	7	3	2	3	5	3	31
041 390100400		0	7	3	2	3	0	2	17
037 255200100		0	7	2	0	3	4	0	16
012 096800301		0	7	3	2	3	4	3	22
004 007300900		0	7	3	0	3	4	2	19
035 236601700		0	7	3	2	3	4	2	21

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

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

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

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

3. There are a total of 32 points available.

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

ISOLATION OF THE RHNA

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

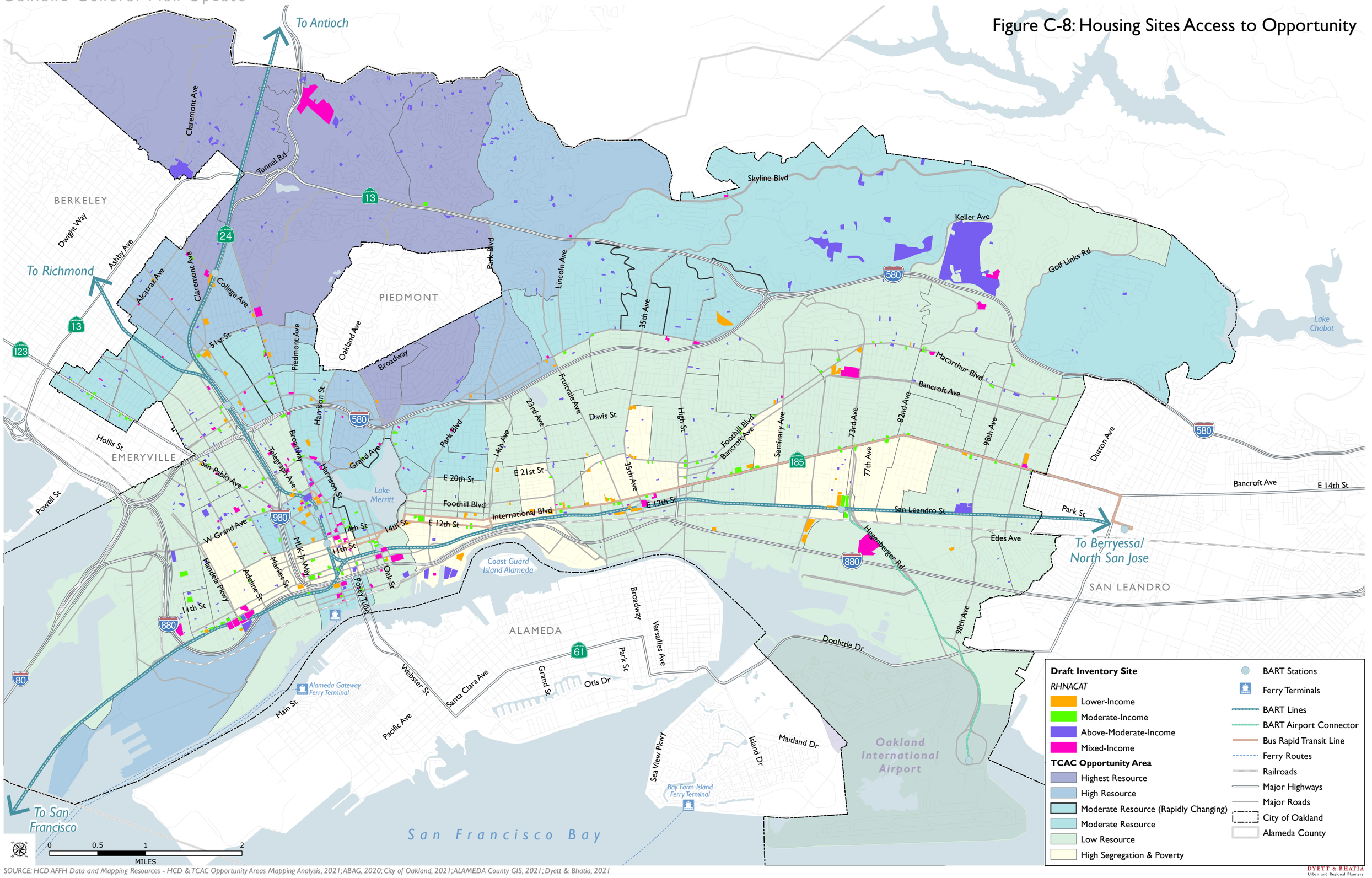
Table C-25: Housing Units by TCAC Resource Area, by Neighborhood

Resource Areas by Neighborhood	*Lower-Income Units*	*Moderate-Income Units*	*Above-Moderate-Income Units*
Central East Oakland	**2,437**	**373**	**1,085**
High Segregation & Poverty	347	373	9
Low Resource	2,090	462	1,076
Coliseum/Airport	**533**	**119**	**298**
Low Resource	533	119	298
Downtown	**2,597**	**2,176**	**6,010**
High Segregation & Poverty	40	667	1,792
Low Resource	497	687	1,345
Moderate Resource	2,060	754	2,620
Moderate Resource (Rapidly Changing)	-	68	253
East Oakland Hills	**138**	**56**	**430**
Low Resource	138	54	345
Moderate Resource	-	2	85
Eastlake/Fruitvale	**1,722**	**709**	**2,072**
High Segregation & Poverty	819	371	1,826
Low Resource	898	277	156
Moderate Resource	5	61	90
Glenview/ Redwood Heights	**238**	**40**	**99**
High Resource	55	-	21
Highest Resource	-		1
Moderate Resource	9	1	69
Moderate Resource (Rapidly Changing)	174	39	8

North Oakland Hills	**224**	**72**	**1,359**
High Resource	4	-	36
Highest Resource	220	72	1,323
North Oakland/Adams Point	**1,344**	**641**	**3,515**
High Resource	231	9	199
Highest Resource	218	26	8
Low Resource	393	287	862
Moderate Resource	496	244	2,300
Moderate Resource (Rapidly Changing)	6	75	146
West Oakland	**1,5133**	**748**	**4,454**
High Segregation & Poverty	400	83	428
Low Resource	738	653	3,627
Moderate Resource	375	12	399

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

Figure C-8: Housing Sites Access to Opportunity



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

The full Sites Inventory is provided in Table C-26, available in a separate Excel file. Table B includes sites, primarily in moderate or higher-resourced areas, that will be upzoned, as described in Appendix J. Rezoning results in around 650 units more than the realistic capacities predicted for the prior zoning designations, for a total of nearly 1,800 units (shown in Table B of Table C-26). Appendix M includes a list of sites identified by the community that will be considered for rezoning as part of Phase 2; sites included in the current Inventory are highlighted in yellow.