

# Appendix E. Housing Resources and Opportunities

This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

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## E.1 Financial Resources

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There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and use of funds, a variety of funding sources may be required. Three primary recurring funding sources for housing currently used in Oakland include Oakland Housing Authority Funds, for operating subsidy, and the City's Affordable Housing Trust Fund, and City and its local allocation of HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds. These sources could potentially be used to assist in the support and development of affordable housing. Most other sources are not regularly recurring (voter approved Measure KK funds) or require competitive applications (e.g., State Local Housing Trust Fund). A summary of allocated and projected funding toward affordable housing needs, as administered by the City's Department of Housing and Community Development (Oakland HCD), is provided in Table E-1 below.

**Table E-1: Allocated and Projected Oakland HCD Sources by Fiscal Year**

Source	Actual Allocations						Projected Allocations
	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
Affordable Housing Impact Fee	\$4,894,717	\$0	\$4,968,500	\$4,132,563	\$7,644,567	\$1,202,605	\$3,807,000
Jobs Housing Impact Fee	\$2,463,804	\$0	\$0	\$5,273,519	\$3,382,198	\$2,714,524	\$2,211,000
Boomerang	\$0	\$92,225	\$3,780,704	\$5,182,725	\$4,340,648	\$6,826,142	\$3,370,000
Low-Mod Income Housing Asset Fund	\$0	\$4,292,982	\$3,074,957	\$0	\$0	\$0	\$1,228,000
HOME	\$0	\$440,253	\$5,485,152	\$2,642,594	\$2,642,594	\$2,642,594	\$2,309,000
HOME-ARP	\$0	\$0	\$0	\$0	\$9,627,050	\$0	\$0
Excess Redevelopment Bond	\$9,000,000	\$0	\$0	\$4,350,000	\$3,900,000	\$0	\$0
Measure KK	\$55,000,000	\$45,000,000	\$0	\$0	\$0	\$0	\$0
CalHome	\$0	\$0	\$78,220	\$3,000,000	\$0	\$0	\$0
Local Housing Trust Fund	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$0
<b>Total Sources</b>	<b>\$71,358,521</b>	<b>\$49,825,460</b>	<b>\$17,387,533</b>	<b>\$24,581,401</b>	<b>\$36,537,057</b>	<b>\$12,818,865</b>	<b>\$12,925,000</b>

Source: City of Oakland, Department of Housing and Community Development, 2021-2023 Strategic Action Plan

## OAKLAND HOUSING AUTHORITY FUNDS

The Oakland Housing Authority (OHA) provides assistance through the use of federal, State and local funds, to partner with developers to create and preserve affordable housing in the City of Oakland. As one of the housing authorities participating in the Department of Housing & Urban Development’s (HUD) Moving to Work (MTW) Demonstration Program, OHA works with community partners and stakeholders to develop and implement innovative solutions to the persistent issues of access to quality affordable housing. The OHA owns and operates public housing and administers the Project-Based Section 8 Voucher Program (PBV). Projects assisted by the OHA include multifamily, senior, and for-sale housing. Projects assisted by the OHA are available in Table E-2 below. Where appropriate, the City’s Department Housing & Community Development (DHCD) coordinates with OHA when awarding funds to the same projects. For example, OHA may rely on DHCD’s competitive NOFA process to award OHA funds.

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. During Fiscal Year 2023, OHA projects to spend approximately \$16 million of its reserves on capital projects. Approximately, \$2 million will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure, and rehabilitation of unit interiors. OHA plans to allocate approximately \$15 million in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland. In 2021, Oakland acquired and rehabilitated 85 units of housing using Homekey funds. In addition, OHA will invest \$25 million in the acquisition and development of properties in the development pipeline.

**Table E-2: Oakland Housing Authority Inventory, 2021**

<i>Name</i>	<i>Type</i>	<i>Number of Units</i>
<b>MTW Public Housing</b>		
Campbell Village	Large Family Sites	154
Lockwood Gardens	Large Family Sites	372
Peralta Villa	Large Family Sites	390
Harrison Towers	Designated Senior Sites	101
Adel Court	Designated Senior Sites	30
Palo Vista Gardens	Designated Senior Sites	100
Liden Court	Hope VI Sites	38
Mandela Gateway	Hope VI Sites	46
Chestnut Court	Hope VI Sites	45
Foothill Family Apts.	Hope VI Sites	21
Lion Creek Crossings Phase 1	Hope VI Sites	45
Lion Creek Crossings Phase 2	Hope VI Sites	54
Lion Creek Crossings Phase 3	Hope VI Sites	37
Lion Creek Crossings Phase 4	Hope VI Sites	21
<b>Voucher Program</b>		
General MTW HCV	MTW	13,107

**Table E-2: Oakland Housing Authority Inventory, 2021**

<i>Name</i>	<i>Type</i>	<i>Number of Units</i>
VASH	Non-MTW	526
Section 8 Mod Rehab	Non-MTW	143
Section 8 Mainstream	Non-MTW	212
FUP	Non-MTW	99
NED	Non-MTW	85
Tenant Protection Vouchers	Non-MTW	141
Shelter plus Care (S+C)	Non-MTW	331

Source: Oakland Housing Authority, August 2021

OHA Funds and other grant funds will be used in a variety of ways to facilitate the development and preservation of affordable housing. The City recognizes that the development of affordable housing cannot be accomplished through the efforts of the City alone. Partnerships must be developed with other private and governmental funding agencies, as well as with private for-profit and non-profit housing developers.

OHA continues to develop affordable housing to expand opportunities for families in need. Current projects and initiatives include:

- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, is developing 465 units of affordable housing for low-income families, seniors, and formerly homeless individuals as part of the Brooklyn Basin master planned community. In FY 2022 OHA expects Phase 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs), to complete construction and lease up. Phase 4 (Foon Lok East) is projected to close on all construction financing and start construction in the fourth quarter of FY 2022. This last phase adds 124 units (61 with PBVs) for families and formerly homeless individuals, and will complete the project.
- 285 12th Street – OHA, in partnership with the East Bay Asian Local Development Corporation (EBALDC), will newly construct 65 affordable units for extremely- and very-low-income families and special needs populations (16 units assisted with PBVs), and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations.
- Lake Park – OHA, in partnership with EAH Housing, will newly construct 53 affordable apartments for extremely- and very-low-income families and formerly homeless veterans (14 assisted with VASH vouchers). The site is the former Kwik-Way Drive Inn in the Grand Lake neighborhood of Oakland near Lake Merritt as well as an abundance of grocery and other neighborhood-serving retail and restaurants.
- Mandela Station – OHA has entered into an Exclusive Negotiating Agreement with MacFarlane Partners and SUDA in FY 2022 to newly construct 240 units for very-low-income families and approximately 16,000 square feet of commercial space in West Oakland. The site is currently owned by BART and is an integral part of a new master planned community that will include approximately 700 units as well as commercial office and life science space.
- Oak Grove North and South Apartments – OHA expects to complete the substantial rehabilitation of Oak Grove in FY 2022, a former public housing property comprised of 151 apartments for very-

low-income seniors in two scattered sites in Downtown Oakland (all units will be assisted with PBVs except for the two resident manager units). Oak Grove was approved for disposition by HUD under Section 18 of the Act (42 U.S.C. 1437) on July 5, 2018.

- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and/or create new housing opportunities.
- Reposition Current Assets – OHA will seek opportunities to reposition underutilized real estate in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland’s need for additional permanent affordable housing.
- Buyouts – OHA will exercise its option to purchase affordable housing developments in order to preserve affordable housing. During ~~the~~ FY 2022, OHA plans to pursue this option for Lion Creek Crossing Phases 1 and 2 and Mandela Gateway.
- Repurpose – OHA may use interagency partnerships to repurpose underutilized properties to meet Oakland’s need for additional affordable housing.

## **AFFORDABLE HOUSING TRUST FUND**

The Affordable Housing Trust Fund is the primary local source of ongoing funding to increase, improve, and preserve the supply of affordable housing in Oakland. Through the Trust Fund, fee revenue leverages other federal, State, and county funding sources to produce more affordable units. City funds are intended to partially fill the gap between development costs and funding available from other private and public sources; this local funding commitment is often critical to securing additional gap funding for these projects.

The Trust Fund receives its revenues from the Affordable Housing Impact Fee (AHIF), the Jobs/Housing Impact Fee, and the 25 percent allocation of former redevelopment tax increment funds set aside for affordable housing (i.e., “boomerang funds”). In 2018, the City Council amended these boomerang funds to also be used towards anti-displacement and homeless prevention services. Funds from the Affordable Housing Trust Fund are awarded on a competitive basis to project developers responding to a Notice of Funding Availability (NOFA) issued by the City’s Housing and Community Development Department (City HCD). Requests for City funding for the 2020 NOFA ranged from 6 percent to 34 percent of total development costs, averaging 13 percent of costs.

The AHIF account had a fund balance of \$17,519,186 as of June 30, 2021. This amount includes AHIF revenue received, as well as accrued interest and investment earnings. A total of \$12,933,909 of impact fee funds are committed to six multifamily rental projects in various stages of pre-development, construction, and completion (see Table E-3 below). The projects will provide a total of 369 housing units affordable to extremely-low-, very-low-, and low-income households; some units are set aside for homeless and special needs households. After accounting for funds committed, \$4,585,277 of the June 30, 2021 fund balance ~~remains~~**remained** uncommitted. A five-year review of the AHIF has concluded that the maximum legal fee is greater than the current adopted fee across all land uses.<sup>1</sup>

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<sup>1</sup> <https://cao-94612.s3.amazonaws.com/documents/Task-1.A-Hausrath-FINAL-12232021-Afford-Hsg-Impact-Fee-Five-Year-Review.pdf>

**Table E-3: AHIF-Funded Projects, 2021**

<i>Project Name</i>	<i>Project Type</i>	<i>Units</i>	<i>Funding Committed</i>	<i>Other Sources of Funding</i>
<b>Pre-Development</b>				
Friendship Senior Rental Housing	Senior Rental	48	\$2,235,000 (\$1,885,000 in FY 2019-2020, and \$350,000 in FY 2020-2021)	<i>City funds:</i> Jobs/Housing Impact Fee, HOME (Home Investment Partnerships Program: locally administered federal funds), Other City funds (non-impact fee) <i>State funds:</i> Multifamily Housing Program, No Place Like Home, Low Income Housing Tax Credit <i>Other:</i> a combination of private and other funding sources
West Grand & Brush Phase I	Multifamily Rental	59	\$3,965,000	<i>City funds:</i> Jobs/Housing Impact Fee, Measure KK Affordable Housing and Infrastructure Bond, Low-Moderate Income Housing Asset Fund <i>County funds:</i> Alameda County Measure A1 Housing Bond <i>State funds:</i> Infill Infrastructure Grant, Multifamily Housing Program, Housing Accelerator Fund <i>Federal funds:</i> Federal Home Loan Bank of San Francisco Affordable Housing Program
Longfellow Corner	Multifamily Rental	77	\$3,264,000 (\$1,024,500 in FY 2019-2020 and \$2,239,500 in FY 2020-2021)	<i>City funds:</i> Boomerang, Measure KK Affordable Housing and Infrastructure Bond <i>State funds:</i> Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, Low Income Housing Tax Credit <i>Other:</i> a combination of private and other funding sources
7th & Campbell	Special Needs Rental	79	\$460,192	<i>City funds:</i> Boomerang, Measure KK Affordable Housing and Infrastructure Bond <i>County funds:</i> Alameda County Measure A1 Housing Bond <i>State funds:</i> Transit Oriented Development Housing Program, Housing Accelerator Fund <i>Federal funds:</i> Federal Home Loan Bank of San Francisco Affordable Housing Program <i>Other:</i> a combination of private and other funding sources
<b>Under Construction</b>				

**Table E-3: AHIF-Funded Projects, 2021**

<i>Project Name</i>	<i>Project Type</i>	<i>Units</i>	<i>Funding Committed</i>	<i>Other Sources of Funding</i>
95th Avenue & International Boulevard	Multifamily Rental	55	\$1,409,717	<i>City funds:</i> Jobs/Housing Impact Fee, Boomerang, HOME (Home Investment Partnerships Program: locally administered federal funds), Low-Moderate Income Housing Asset Fund, Redevelopment Successor Agency and Economic and Workforce Development (combination of excess bond funds and land contribution) <i>State funds:</i> Low Income Housing Tax Credit <i>Other:</i> a combination of private and other funding sources
<b>Completed/Closeout Underway</b>				
Oak Hill Apartments (NOVA)	Chronically Homeless Rental	57	\$1,600,000	<i>County funds:</i> Alameda County Measure A1 Housing Bond <i>State funds:</i> Low Income Housing Tax Credit <i>Federal funds:</i> Federal Home Loan Bank of San Francisco Affordable Housing Program <i>Other:</i> a combination of private and other funding sources

Source: Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021; City of Oakland, Impact Fee Annual Report, December 24, 2021



## COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Through the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities. Oakland is expected to receive \$7,750,367 as part of its annual allocation from the CDBG during 2021-2022 program year—per the 2021-2022 Annual Action Plan—in addition to funds from program income and prior year resources, totaling about \$10.9 million in funding. The City expects to have at least \$22.9 million in available CDBG funding throughout the Consolidated Plan period (2020/2021 to 2024/2025). The CDBG funds are utilized to fund activities that include administration, public services, housing, economic development, and other activities benefiting low- to moderate-income households and communities. Specific projects financed by the CDBG include minor and emergency home repair programs, first time ~~homebuyers~~homebuyers' program, supportive housing for seniors and special needs residents, anti-displacement measures, homelessness prevention and support, blighted property clean up, youth services, capital improvements, and expansion and preservation of the affordable housing supply. Program funds may also be used to complete required and approved housing rehabilitation construction repair activities and addressing lead-based paint hazards and includes all CDBG eligible project-related soft costs, including but not limited to, hazardous materials testing fees, title fees, and document recordation fees. Per the City's Draft 2020/2021 Consolidated Annual Performance and Evaluation Report (CAPER), through a combination of funding sources (including CDBG funds) the City acquired seven sites for conversion/rehabilitation of 269 affordable housing units, completed construction and rehabilitation for 428 units, and started new construction of 323 units of affordable housing. Through a competitive process, the City also committed funding for another 448 units, providing the critical funding commitments that will build up the pipeline of affordable housing over the next several years. A summary of the geographic distribution of CDBG and other federal funding per the Draft 2020/2021 CAPER is provided in Table E-4 below.

**Table E-4: Geographic Distribution of Available Federal Resources**

<i>Program<sup>1</sup></i>	<i>Resources Made Available</i>	<i>Target Area</i>	<i>Actual Percentage of Allocation</i>	<i>Narrative Description</i>
CDBG	\$11,708,236	Council District 1	1.35%	Housing, Housing Services, Homeless Services & Facilities, Public Facilities, Economic Development, Youth & Senior Services, Housing Rehabilitation, Relocation, and Anti-Displacement
		Council District 2	2.19%	
		Council District 3	3.47%	
		Council District 4	1.53%	
		Council District 5	3.56%	
		Council District 6	3.62%	
		Council District 7	2.59%	
		Citywide	81.14%	
Home Investment Partnerships Program (HOME)	\$3,173,979	Citywide	100.0%	Affordable Housing

**Table E-4: Geographic Distribution of Available Federal Resources**

<i>Program<sup>1</sup></i>	<i>Resources Made Available</i>	<i>Target Area</i>	<i>Actual Percentage of Allocation</i>	<i>Narrative Description</i>
HUD’s Opportunities for Persons with AIDS (HOPWA)	\$3,078,240	Citywide	100.0%	HIV/AIDS Housing and Services
Emergency Solutions Grants (ESG)	\$660,016	Citywide	100.0%	Homeless, Rapid Rehousing, Shelter, Outreach
CDBG-CV	\$4,532,841 (CDBG-CV) \$3,712,594 (CDBG-CV3)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for low- to moderate-income residents of Oakland
HOPWA-CV	\$447,972	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for persons living with HIV/AIDS
ESG-CV	\$2,275,917 (ESG-CV) \$19,288,175 (ESG-CV2)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for the unhoused

1. Programs with a “-CV” suffix refer to federal Coronavirus Aid Relief & Economic Security (CARES) Act programs designed to respond to the COVID-19 pandemic.

Source: City of Oakland, Department of Housing and Community Development, Draft Consolidated Annual Performance and Evaluation Report, 2020-2021

**OTHER SOURCES OF FUNDING**

Another source of housing assistance in the City of Oakland is through the Alameda County Community Development Agency (CDA). The Housing and Community Development Department of the CDA maintains and expands housing opportunities for low- and moderate-income persons and families in the county by preserving and rehabilitating the county’s housing stock, expanding the supply of affordable housing for renters and first-time homebuyers, serving the needs of the homeless community, improving public infrastructure, and constructing neighborhood-serving facilities. The CDA’s specific accomplishments from the 2018-2019 year include:

- Provision of public services or safety net services – 5,033 clients served
- Provision of housing counselling – 130 clients served
- Economic development and job training – 88 clients served

- Provision of services to homeless individuals
  - 7,160 beds provided
  - 21,540 meals served
- Affordable housing preservation – 29 units renovated

Further, the Alameda County CDA funds the provision of affordable housing through administering affordable housing bonds. In November 2016, Alameda County voters approved the Affordable Housing Bond Measure A1. This measure issued \$580,000,000 in bonds for affordable local housing to the county. The Alameda County Affordable Housing Bond Measure A1 by the City Rental Housing Development Fund allocated a base of \$49,300,000 to Oakland. As of August 2021, no funds from the City's project balance remain available. In Oakland, the Bond Measure A-1 funds supported the construction of 16 rental projects to develop 874 affordable housing units.

Bond Measure KK was also approved in November 2016 and provides loans for acquisition-related and rehabilitation costs associated with developing, protecting, and preserving long term affordable housing throughout the city. The \$~~3100,000~~<sub>5,000</sub> in funds ~~are~~were available to a number of borrowers, including affordable housing developers and community land trusts. The program ~~is~~was limited to buildings with one to four units. Measure KK funds have been entirely committed.

In November 2022, Oaklanders voted on whether to approve Bond Measure U, which would provide \$350 million for the construction and preservation of affordable housing. Resources from this measure are expected to serve an important role in funding projects like those funded by Measure KK.

The California Department of Housing and Community Development (State HCD) administered Home Investment Partnerships Program (HOME) is also another source of funding in Oakland. HOME funds are used to preserve and improve existing housing through the Owner-Occupied Rehabilitation (OOR) Program. In 2018, the City of Oakland received \$3,042,249 in a HOME program grant award from the State HCD. HOME activities will continue to leverage Affordable Housing Trust Fund HOME dollars. The City has received this funding in the past and will continue to seek new HOME Investment Partnership Program funding.

Another key source of funding affordable housing within the City is HUD's Opportunities for Persons with AIDS (HOPWA) program. HOPWA provides formula allocations and competitively awarded grants to eligible states, cities, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. In 2018, the City of Oakland received \$2,835,545 in a HOPWA program grant award from HUD. HOPWA activities will include support services, outreach and information and referral, housing, and housing development in Alameda and Contra Costa Counties for persons living with AIDS and their families.

In addition, the City of Oakland received \$628,532 from HUD's Emergency Solutions Grants (ESG) program in 2018. The ESG program provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The City's ESG activities will support the Permanent Access To Housing (PATH) Strategy; providing rapid rehousing, shelter, and outreach services; and Homeless Management Information System (HMIS) activities.

In November 2018, Oakland voters approved Measure W, the Oakland Vacant Property Tax (VPT). The VPT Act establishes an annual tax of \$3,000 to \$6,000 on vacant property for 20 years. A property is considered “vacant” if it is in use less than 50 days in a calendar year, subject to certain exemptions. In its first year, the VPT brought in approximately \$5,600,000. The City has established that revenue from the VPT will be used to fund homelessness programs and services, affordable housing, code enforcement, and ~~clean-up~~cleanup of blighted properties and illegal dumping.

Table E-5 provides a non-exhaustive list of additional potential funding sources that are available for housing activities and community development activities. Resources are divided into four categories: federal, State, county, City, and private.

**Table E-5: Resources Available for Housing and Community Development Activities**

<i>Program Name</i>	<i>Description</i>
<b>Federal Programs</b>	
Community Development Block Grant (CDBG)	HUD-provided annual grant program for housing and community development activities.
<u><a href="#">HOME Investment Partnerships Program (HOME)</a></u>	<u><a href="#">HUD-provided formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.</a></u>
Housing Opportunities for Persons with AIDS (HOPWA)	HUD-provided grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.
Housing Choice Voucher (Section 8) Program	Rental vouchers administered by local public housing agencies and funded by HUD. The vouchers can be used by lower-income families in any eligible housing unit, including private market rate units.
Section 811 Supportive Housing for Persons with Disabilities	HUD-provided funding to non-profit developers of rental housing with the availability of supportive services for very-low- and extremely-low-income adults with disabilities.
Federal Housing Administration (FHA) Mortgage Insurance Origination	HUD-administered programs to insure mortgages for various types of housing, including Section 207 Rental Housing, Section 207 Manufactured Home Parks, Section 231 Cooperative Units, Section 220 Rental Housing for Urban Renewal and Concentrated Development Areas, Section 221(d)(4) New Construction or Substantial Rehabilitation of Rental Housing, Section 207/223(f) Purchase or Refinancing of Existing Multifamily Housing Projects, Section 223(a)(7) Refinancing of Existing Multifamily Rental Housing, Section 231 Rental Housing for the Elderly, Section 234(d) Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects, Section 241(a) Supplemental Loan Insurance for Multifamily Rental Housing, Section 542(b) Qualified Participating Entities Risk-Sharing Program, Section 542(c) Housing Finance Agency Risk-Sharing Program, Section 232 and Section 232/223(f) Mortgage Insurance for Nursing Homes, Intermediate Care, Board & Care and Assisted-living facilities.

**Table E-5: Resources Available for Housing and Community Development Activities**

<i>Program Name</i>	<i>Description</i>
Low Income Housing Tax Credit (LIHTC)	Established in 1986, the LIHTC program makes tax credits available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing. The program is able to finance the construction and rehabilitation of low-income housing by providing sufficient incentive to private developers and investors. <a href="#">In California, project developers must apply to the State for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high cost Bay Area jurisdictions like Oakland.</a>
<b>State Programs</b>	
<del>Home Investment Partnerships (HOME) Funds</del>	<del>State HCD-administered program that uses HUD funding to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low- and very-low-income households. Funds are available in California communities that do not receive HOME funding directly from HUD.</del>
SB2 Planning Grants	In 2017, Governor Brown signed the Building Homes and Jobs Act (SB2) to provide funding and technical assistance to local governments in California to streamline housing approvals and accelerate housing production.
Affordable Housing and Sustainable Communities (AHSC)	AHSC funds projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available annually in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. <a href="#">The City must partner with developers to apply for funds through State HCD in response to periodic Notices of Funding Availability (NOFAs).</a>
CalHome	Grants to enable very-low- and low-income households to become or remain homeowners. The City must apply for funds through State HCD in response to periodic <del>Notices of Funding Availability (NOFAs).</del> <a href="#">NOFAs.</a>
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at-risk of homelessness.
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF was seeded with \$23 million from the HCD's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. <a href="#">Project developers apply to approved lenders for this funding directly.</a>
Homekey	Homekey provides grants to local to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. <a href="#">The City is the lead applicant for this program.</a>

**Table E-5: Resources Available for Housing and Community Development Activities**

<i>Program Name</i>	<i>Description</i>
Housing for a Healthy California (HHC)	HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. <u>Project developers apply directly to the State for this funding.</u>
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very-low- and low-income households.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process. <u>The City partners with developers to pursue this competitive funding from the State.</u>
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households. However, there is little to no need for farmworker housing in Oakland.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program <del>assist</del> assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds <del>matches</del> match local housing trust funds as <del>downpayment</del> down payment assistance to first-time homebuyers. <u>The City applies directly for this competitive annual NOFA.</u>
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes short- and long-term low interest rate loans for the preservation of affordable <del>mobilehome</del> mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic NOFA.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. <u>Project developers apply directly for this competitive State funding.</u>
No Place Like Home (NPLH)	NPLH dedicates up to \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness. <u>Alameda County administers these funds and project developers apply directly to the County for this funding.</u>
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding to local governments to implement plans to increase the affordable housing stock through both formula grants and competitive grants. <u>In partnership with the County, the City has secured its first five years of allocation from 2019-2023 to be administered to provide operating subsidy for homeless units.</u>
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans available for preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA, <u>and developers apply directly to the State.</u>

**Table E-5: Resources Available for Housing and Community Development Activities**

<i>Program Name</i>	<i>Description</i>
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants <a href="#">to developers</a> for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Applications are accepted in response to a periodic NOFA.
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP provides long-term loans to for-profit, non-profit and public agencies to develop or preserve rental housing for very-low- and low-income veterans and their families.
California Tax Credit Allocation Committee (TCAC) State Tax Credits	TCAC facilitates the investment of private capital into the development of affordable rental housing for low-income Californians through State and federal tax credits. Tax credits are available to both individuals and corporations. The tax credits are sold to individuals or corporations with a high tax liability and the proceeds from the sale are used to create affordable housing. <a href="#">Project developers must apply to TCAC for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high-cost Bay Area jurisdictions like Oakland. These awards are typically the last source of funding needed before starting construction of new affordable housing projects.</a>
California Housing Finance Agency (CalHFA) Multifamily Programs	CalHFA provides a variety of loan programs for different project types and income levels. Permanent Loan Programs include competitive long-term financing for affordable multifamily rental housing projects, where the Agency must be the Bond Issuer. CalHFA also offers the Conduit Issuer Program, which facilitates access to tax-exempt and taxable bonds by developers seeking financing for eligible projects that provide affordable multifamily rental housing, which can be used when another lender is involved. CalHFA offers the Bond Recycling Program to preserve and recycle prior years tax-exempt private activity bond volume cap to be accessed by developers that seek construction/rehabilitation financing for eligible projects that provide affordable multifamily rental housing.
California Housing Finance Agency (CalHFA) Loan Programs	CalHFA provides a number of loan programs, including First Mortgage Programs and the Down Payment Assistance Program. The First Mortgage Programs include both government and conventional loans, while the Down Payment Assistance Program provides several options for down payment and closing cost assistance.
Independent Cities Lease Finance Authority (ICFA)	Oakland is an associate member of the ICFA which provides down payment and/or closing cost assistance and assists qualified nonprofit organizations to acquire and manage multi-family housing communities, including manufactured home parks.
<b>County Programs</b>	
Alameda County Community Development Agency (CDA) Programs	Alameda County CDA offers a variety of programs targeted towards homeowners, potential homebuyers, low-income renters, and those experiencing homelessness. This includes public services, home and neighborhood repair and rehabilitation programs, rental assistance, supportive housing, public housing, and funding for homeless services.
<b>City Programs</b>	

**Table E-5: Resources Available for Housing and Community Development Activities**

<i>Program Name</i>	<i>Description</i>
Access Improvement Program	Provides grants for accessibility modifications for both rental and owner-occupied properties. The property must be located in one of the seven Community Development Districts.
Emergency Home Repair	Provides loans for major home repairs that require immediate attention due to a citation issued by a Fire Marshall, Health Officer or Code Enforcement Officer. Loans are made to low- and moderate-income owner occupants of one-to-four-unit dwellings located in the City of Oakland.
HMIP Deferred Payment Loan	Provides rehabilitation resources to low-income homeowners unable to qualify for conventional mortgage loans. The property needs to be located in one of the seven Community Development Districts.
Lead Safe Housing and Paint Program	Provides free risk assessment for lead hazards and contracted painting services (exterior and limited interior painting) to qualified owner occupied low- and moderate-income households.
Minor Home Repair Program	Provides small grants to low-income senior homeowners or homeowners with a disability who live in one of the seven Community Development Districts. The program is operated under contract with Alameda County.
<del>Neighborhood Housing Revitalization Program</del>	<del>Provides financial assistance to owners of vacant and blighted residential properties with one to four units or single family dwellings that are in need of repair to correct code violations and to eliminate safety and health hazards.</del>
<del>Rental Rehabilitation Program</del>	<del>Provides rehabilitation financing for privately owned residential properties. The maximum loan amount will be 50% of the construction costs. The maximum loan amount will be determined after a needs assessment is completed. Loan interest rates will be linked to the market. Affordability requirements will be set to balance anti-displacement interests with property owner's incentives to participate in this rental unit improvement program.</del>
<del>Residential Receivership Program</del>	<del>Not yet under way, this program is designed to facilitate the rehabilitation of vacant and/or blighted substandard properties. A third party "receiver" is appointed by the courts to obtain the financing and to provide design-construction services necessary to rehabilitate blighted properties throughout the City of Oakland.</del>
<del>Weatherization and Energy Retrofit Loan Program</del>	<del>Provides loans to owner-occupied low- and moderate-income households to provide weatherization and baseline energy efficiency upgrades.</del>
Mortgage Assistance Program (MAP) for First Time Homebuyers	This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available: <u>through State CalHOME NOFAs as well as loan repayments.</u> This program provides deferred interest loans of up to \$75,000 to low-income, owner-occupant, first time homebuyers; and up to \$50,000 to moderate-income, owner-occupant, first time homebuyers.



**Table E-5: Resources Available for Housing and Community Development Activities**

<i>Program Name</i>	<i>Description</i>
<del>Down-Payment Assistance Program (DAP) for Public Safety Officers and Oakland Unified School District Teachers</del>	<del>This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available. Loans will be up to \$50,000 to sworn police and fire services officers and Oakland Unified School District teachers, earning incomes that are at or below 120 percent of the median income level.</del>
<del>First-Time Homebuyer CalHome Program</del>	<del>A California State grant funded program that provides assistance to first time homebuyer via deferred loans for up to \$60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds the next time grants become available. City staff will administer loans under this program as program income becomes available.</del>
First-time Homebuyer Shared Appreciation Mortgage (SAM) Program of the Local Housing Trust Fund	A California State grant funded program that provides funds to local jurisdictions that have a local housing trust fund. The program provides assistance to first time homebuyers via deferred loans for up to \$60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds <del>the next time grants become available. City staff will administer loans under this program as program income becomes available.</del> <u>and administer them as State or other grants become available. Because the State's Local Housing Trust Fund (LHTF) program is competitive and scores more highly for new construction, the City's recent applications have dedicated any awarded LHTF funds towards its new construction pipeline.</u>
<del>Community Buying Program</del>	<del>A program designed to transform abandoned and/or foreclosed properties into new affordable ownership or rental housing.</del>
<del>Foreclosed Properties Blight Abatement</del>	<del>Enforce proactive maintenance requirements on lenders of foreclosed properties and City registration requirements.</del>
<del>Home Preservation Loan Program</del>	<del>Provide up to \$50,000 in forgivable loan funds for distressed homeowners.</del>
Investor-Owned Properties Program	Enforce City ordinance requiring investors who purchase properties with foreclosure history to register and allow for City interior inspection to address habitability issues.
<del>ROOT Loan Fund (Neighborhood Stabilization Program (NSP) Program Income)</del>	<del>A foreclosure mitigation pilot loan program that provides assistance to eligible homeowners to preserve ownership of homes in foreclosure.</del>
Affordable Housing New Construction and Substantial Rehabilitation Program	Provides funds to entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of low- and moderate-income housing. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units.
<del>Affordable Housing Rehabilitation and Preservation</del>	<del>Provides funds to facilitate emergency repairs and capital improvements to strengthen the financial and physical condition of existing affordable rental housing regulated by the City of Oakland.</del>

**Table E-5: Resources Available for Housing and Community Development Activities**

<i>Program Name</i>	<i>Description</i>
Predevelopment Loan Program	Provides predevelopment loans to non-profit housing developers. These funds can be used to prepare applications for project financing. At least 40 percent of the units need to be earmarked for low-income persons.
Code enforcement relocation Program	Provides assistance to tenants mandated to move due to City enforcement of housing and building code problems.
HEARTH Emergency Solutions Grant Program	Provides housing services that lead to permanent access to housing (rapid rehousing services, homelessness prevention, support services in housing, outreach, shelter, and housing resources).
Matilda Cleveland Transitional Housing Program	Provides temporary housing for homeless families attempting to stabilize their lives in order to help them obtain permanent housing. Approximately fifteen families can be assisted at this transitional facility.
Supportive Housing Program/Homeless Families Support Network	Provides a continuum of services, shelter and transitional housing (54 units) to assist homeless families.
Transitional Housing Program	Provides temporary housing (9-12 families) for homeless families attempting to stabilize their lives in order to obtain permanent housing.
Oakland Homeless Youth Collaborative	Provides 24-29 transitional housing beds for homeless youth.
East Oakland Community Project/Crossroads	Provides temporary shelter in a state-of-the-art emergency shelter facility with 125 beds and comprehensive support services for homeless people.
Homeless Facilities Construction and/or Rehabilitation	Provides funding for construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.
<del>Door-to-Door Foreclosure Prevention Outreach</del>	<del>Door-to-door outreach on foreclosure prevention and other housing assistance services.</del>
<del>Foreclosure Counseling and Prevention</del>	<del>Provides housing counseling and legal services for homeowners in foreclosure.</del>
<del>Housing Assistance Center</del>	<del>Provides one-stop housing services and referrals, including accessing affordable housing and homeless shelter placements.</del>
Pre- and Post- Purchase Counseling	Provide informational mailings, outreach and counseling services to first-time and re-entry homebuyers, as well as homeowners facing possible foreclosure.
<del>Rental Assistance Fund</del>	<del>Provide up to \$5,000 in rental assistance grants to distressed tenants.</del>
<b>Private Resources/Financing Programs</b>	
Federal National Mortgage Association (Fannie Mae)	A government-sponsored enterprise that provides a reliable source of affordable mortgage financing nationwide. Fannie Mae purchases mortgages from lenders and facilitates the flow of capital into the housing market.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that operates in the secondary mortgage market to ensure a reliable and affordable supply of mortgage funds.

**Table E-5: Resources Available for Housing and Community Development Activities**

<i>Program Name</i>	<i>Description</i>
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi- family rental housing. Non-profit and for-profit developers contact member banks.
Federal Home Loan Bank (FHLB) Affordable Housing Program	Direct subsidies to non-profit developers, for-profit developers and public agencies for affordable low-income ownership and rental projects. <u>Project developers apply directly to participating lenders for these competitive funds.</u>
Community Reinvestment Act (CRA)	Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. This includes meeting the needs of borrowers in all segments of the communities, including low- and moderate-income neighborhoods. <u>This is relevant because some of the above lending activities (e.g., LIHTC equity investment or construction lending for affordable projects) are CRA-eligible.</u>

## E.2 Administrative Resources

The provision of affordable housing in any community requires both financial resources as well as administrative resources. Housing programs require that a number of entities work together in partnership to bring the necessary resources together to provide ~~for~~ affordable housing. Provided below is a brief discussion of some of the administrative resources that the City has available to provide for housing programs.

Affordable housing development projects within Oakland are directly funded and asset managed by the City's Housing & Community Development Department (Oakland HCD). Oakland HCD also administers the City's federal allocations of CDBG, HOME, and HOPWA, as well as oversight of the Rental Adjustment Program (RAP). Through the coordinated effort of these divisions, the needs for affordable housing are assessed and planned for, proposed developments are regulated in accordance with the City's planning and zoning codes, and funding is available through the City's annual Notice of Funding Availability (NOFA). For-profit and non-profit housing developers are valuable resource partners in the development of affordable housing. The City has successfully worked with housing developers to complete affordable housing projects; since 1998 the City has funded the development of over 6,000 units of housing.

~~Note that the~~The Oakland Redevelopment Agency, active from October 10, 1956 to February 1, 2012, managed numerous affordable housing projects and programs within eight active Redevelopment Project Areas in Oakland. With the dissolution of the Oakland Redevelopment Agency along with all statewide Redevelopment Agencies, the new Redevelopment Successor Agency, housing located within the Public/Private Development Division of the Economic and Workforce Development Department (EWD), was created to wind down and complete the activities of the former Redevelopment Agency.

The Oakland Housing Authority, a completely separate entity from the City, manages a portfolio of affordable housing units in the city, although most affordable housing units are privately managed by non-profit organizations. The OHA administers the Department of Housing and Urban Development's Section

8 program in Oakland, and also ~~owns~~ and ~~oversees~~ the management of hundreds of units of legacy public housing and partner to develop new affordable housing.

## E.3 Other Housing Resources and Considerations

### PUBLICLY-OWNED AND SURPLUS LAND

The 2023-2031 Housing Element Sites Inventory includes a number of sites owned by a local public entity, including the City, the San Francisco Bay Area Rapid Transit District, and the County of Alameda. Guidance provided by State HCD indicates that sites owned or leased by a city, county, or city and county are generally considered appropriate as “developable” sites, and that non-vacant publicly owned surplus or excess land provide significant opportunities for residential development. Further, State law—including AB 1486 and AB 1255—seeks to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households. It should be noted that not all publicly-owned land is considered surplus land. Pursuant to Government Code section 54221, “surplus land” means land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use.

As of the compilation of this Housing Element (April 2022), based on records from the Alameda County Assessor, the City has identified 2,741 parcels—representing about 24,173.6 acres—within city limits that are publicly-owned (not necessarily all surplus land). While not all of these parcels are currently suitable for housing development, they still represent a significant resource with long-range potential for housing development – depending on the site. The agencies that own these parcels are listed in Table E-6 below.

**Table E-6 Publicly-Owned Land, 2022**

<i>Agency Name</i>	<i>Number of Parcels</i>	<i>Total Acreage</i>
ALAMEDA CO FLOOD CONTROL & WATER CONSERVATION DIST	1	0.1
ALAMEDA CONTRA COSTA TRANSIT DISTRICT	13	33.8
ALAMEDA COUNTY FLOOD CONTROL	129	54.6
ALAMEDA COUNTY HOMELESS ACTION CENTER	1	0.1
ALAMEDA COUNTY JOINT POWERS AUTHORITY	5	3.5
AMERICAN NATIONAL RED CROSS	1	1.0
BAY AREA RAPID TRANSIT DISTRICT	1	1.4
CALIFORNIA AFFORDABLE HOUSING INITIATIVES INC	6	1.8
CITY OAKLAND	44	166.6
CITY OAKLAND HOUSING	8	11.1
CITY OAKLAND HOUSING ETAL	1	2.3
CITY OF EMERYVILLE	5	0.5
CITY OF HAYWARD	1	0.1
CITY OF OAKLAND	1,209	19,720.0
CITY OF OAKLAND & COUNTY OF ALAMEDA	2	111.9
CITY OF OAKLAND COMMUNITY REDEVELOPMENT	1	0.0

**Table E-6 Publicly-Owned Land, 2022**

<i>Agency Name</i>	<i>Number of Parcels</i>	<i>Total Acreage</i>
CITY OF OAKLAND HOUSING AUTHORITY	5	4.9
CITY OF OAKLAND HOUSING AUTHORITY ETAL	2	1.7
CITY OF OAKLAND REDEVELOPMENT	6	9.4
CITY OF OAKLAND REDEVELOPMENT AGENCY	2	3.4
COUNTY ALAMEDA WASTE MANAGEMENT	1	0.2
COUNTY OF ALAMEDA	34	57.4
COUNTY OF ALAMEDA & CITY OF OAKLAND	1	8.9
D W A FED-OAK INC	1	3.3
EAST BAY MUNICIPAL UTILITY DISTRICT	114	449.4
EAST BAY REGIONAL PARK DISTRICT	110	1,158.6
EAST BAY REGIONAL PARKS DISTRICT	1	0.2
HOUSING AUTHORITY OF CITY OF OAKLAND	9	8.2
HOUSING AUTHORITY OF THE CITY OF OAKLAND	321	120.5
LEONA QUARRY GEOLOGIC HAZARD ABATEMENT DISTRICT	6	83.6
NATIONAL RAILROAD PASSENGER CORPORATION	8	19.1
OAKLAND 14TH OFFICE INC	2	0.6
OAKLAND HOUSING AUTHORITY	2	1.0
OAKLAND REDEVELOPMENT SUCCESSOR AGENCY	3	4.0
OAKLAND STATE BUILDING AUTHORITY	10	2.0
OAKLAND TERMINAL RAILWAY 839-1-4G-1-POR 1	1	0.3
OAKLAND UNIFIED SCHOOL DISTRICT	178	501.2
PERALTA COMMUNITY COLLEGE DISTRICT	11	44.2
PERALTA JUNIOR COLLEGE DISTRICT	15	144.9
REDEVELOPMENT AGENCY CITY OF EMERYVILLE	1	0.0
REDEVELOPMENT AGENCY OF THE CITY OF EMERYVILLE	7	1.6
REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND	13	1.5
REGENTS OF THE UNIVERSITY OF CALIFORNIA	17	746.6
REGENTS UNIVERSITY CALIFORNIA	1	1.0
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	103	57.7
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	1	1.8
STATE CALIFORNIA	3	0.6
STATE CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	1.2
STATE CALIFORNIA TRANSPORTATION	1	1.8
STATE OF CALIFORNIA	295	319.4

**Table E-6 Publicly-Owned Land, 2022**

<i>Agency Name</i>	<i>Number of Parcels</i>	<i>Total Acreage</i>
STATE OF CALIFORNIA & OAKLAND STATE BUILDING AUTHO	1	0.1
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	0.2
STATE OF CALIFORNIA TRANSPORTATION	5	125.2
UNITED STATES OF AMERICA	14	153.4
UNITED STATES POSTAL SERVICE	6	25.9

*Source: Alameda County, Assessor Parcel Data, 2021; City of Oakland, 2022*

These sites are located in a diverse array of locations throughout the city within various zoning districts and densities for potential residential development. A number of these sites have the potential to accommodate residential development – the 2023-2031 Oakland Housing Sites Inventory includes 115 publicly-owned parcels which have either been declared surplus or have plans to be declared surplus in the near future, including some that have already undergone solicitation for affordable housing proposals. Action 3.3.1 and 3.3.4 in the HAP facilitate development on these surplus sites and also will be eligible for CEQA tiering. In accordance with AB 1486 and AB 1255, the City continues to work with local agencies to determine whether there is surplus or excess land that is not necessary for the agency’s use and may be identified as “surplus” for reporting to the State HCD and California Department of General Services (DGS) with the intention of connecting developers to potential lands available for housing development affordable to lower-income households. See Table E-7 below for a listing of declared surplus sites in Oakland.

**Table E-7: Locally-Owned Surplus Sites, 2021**

<i>APN</i>	<i>Address</i>	<i>Existing Use</i>	<i>Number of Units</i>	<i>Surplus Status</i>	<i>Acres</i>	<i>Notes</i>
20-153-6	1449 Miller Ave	Other	0	Surplus Land	0.28	community cabins
2-101-1	989 Franklin St	Public Facilities		Surplus Land	0.31	LRPMP (Franklin 88 Garage)
2-27-6-9	1260 Martin Luther King Jr Way	Public Facilities		Surplus Land	1.79	LRPMP (City Center West Garage)
25-719-7-1	3050 International Blvd	Other		Surplus Land	0.75	covid testing site
25-720-2-1	1443 Derby Ave	Other	0	Surplus Land	0.21	parking lot
25-773-8-2	2777 Foothill Blvd	Other	0	Surplus Land	0.41	community garden
25-773-8-3	2759 Foothill Blvd	Other	0	Surplus Land	0.11	community garden
2-91-1	1310 Oak St	Public Facilities	0	Surplus Land	0.71	Fire Alarm Bldg
2-97-39	498 11th St	Other		Surplus Land	0.43	LRPMP (T6 site)
2-97-40	498 11th St	Other	0	Excess	0.25	LRPMP (T6 site)
2-97-45	1327 Broadway	Public Facilities		Surplus Land	0.44	LRPMP (City Center Mall)
2-99-4	12th St	Public Facilities		Surplus Land	0.01	LRPMP (City Center Mall)
31-3182-27	5859 Foothill Blvd	Commercial		Surplus Land	1.69	LRPMP (Seminary Point)
32-2084-50	3614 Foothill Blvd	Vacant	0	Surplus Land	0.12	vacant lot
32-2084-51	3600 <del>Foothill</del> Foothill Blvd	Vacant	0	Surplus Land	0.24	vacant lot

**Table E-7: Locally-Owned Surplus Sites, 2021**

APN	Address	Existing Use	Number of Units	Surplus Status	Acres	Notes
32-2115-37-1	3566 Foothill Blvd	Vacant	0	Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant	0	Surplus Land	0.27	vacant lot
32-2804-50	3614 Foothill Blvd	Vacant		Surplus Land	0.11	vacant lot
32-2804-51	3600 <del>Foothill</del> <u>Foothill</u> Blvd	Vacant		Surplus Land	0.24	vacant lot
33-2177-21	3611 E 12th St	Residential	94	Surplus Land	1.41	LRPMP (Fruitvale Transit Village - Casa Arabella)
33-2187-32	3301 San Leandro St	Other		Surplus Land	0.57	LRPMP (La Clinica parking lot)
33-2197-19	3541 E 12th St	Other		Surplus Land	2.01	LRPMP (Fruitvale Transit Village parking lot)
3-49-1-12	Market St	Other	0	Excess	0	LRPMP (sliver)
39-3291-20	6955 Foothill Blvd	Other	0	Surplus Land	1.22	Black Cultural Zone
40-3317-32	7318 International Blvd	Commercial	0	Surplus Land	0.08	parking lot
40-3317-48-13	73rd Ave	Commercial	0	Excess	0.04	parking lot
40-3319-25	Sunshine Ct	Other		Surplus Land	0.07	LRPMP (street)
41-3901-10	66th Ave	Public Facilities	0	Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3901-4	796 66th Ave	Commercial	0	Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-7-3	73rd Ave	Other		Surplus Land	0.06	LRPMP (sliver)



**Table E-7: Locally-Owned Surplus Sites, 2021**

<i>APN</i>	<i>Address</i>	<i>Existing Use</i>	<i>Number of Units</i>	<i>Surplus Status</i>	<i>Acres</i>	<i>Notes</i>
41-3901-7-5	700 73rd Ave	Other		Surplus Land	0.77	LRPMP (Amtrak parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities	0	Surplus Land	103.95	Coliseum; NOA issuance complete
41-3901-9	7000 Coliseum Way	Public Facilities	0	Surplus Land	8.52	Oracle Arena; NOA issuance complete
41-4056-4-4	905 66th Ave	Other		Surplus Land	6.3	LRPMP (Cypress Mandela Training Center)
41-4170-1-2	711 71st Ave	Other	0	Surplus Land	1.22	Coliseum City - misc (safe RV parking)
41-4173-1-3	73rd Ave	Vacant	0	Surplus Land	0.32	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant	0	Surplus Land	0.35	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant	0	Surplus Land	0.52	Coliseum City - East (vacant lot)
41-4212-1	Leona Creek Dr	Other		Surplus Land	0.23	LRPMP (Lion Creek)
42-4328-1-16	633 Hegenberger Rd	Other	0	Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant	0	Surplus Land	8.8	Coliseum City - South (Malibu Lot)
4-35-1-2	Magnolia St	Other	0	Excess	0.01	LRPMP (sliver)
4-35-2-7	14th St	Other	0	Excess	0	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other	0	Excess	0.01	LRPMP (sliver)
43A-4644-26	8280 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot
43A-4644-28	8296 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot

**Table E-7: Locally-Owned Surplus Sites, 2021**

<i>APN</i>	<i>Address</i>	<i>Existing Use</i>	<i>Number of Units</i>	<i>Surplus Status</i>	<i>Acres</i>	<i>Notes</i>
44-4967-2	9409 International Blvd	Vacant		Surplus Land	0.15	LRPMP (Hill Elmhurst)
44-4967-3	9415 International Blvd	Vacant		Surplus Land	0.12	LRPMP (Hill Elmhurst)
44-4967-4-2	1361 95th Ave	Vacant		Surplus Land	0.07	LRPMP (Hill Elmhurst)
44-4967-4-3	9423 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-5	9431 International Blvd	Vacant		Surplus Land	0.06	LRPMP (Hill Elmhurst)
44-4967-7-1	9437 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-9	95th Ave	Vacant		Surplus Land	0.04	LRPMP (Hill Elmhurst)
44-5014-5	9418 Edes Ave	Vacant	0	Surplus Land	0.4	vacant lot
44-5014-6-3	606 Clara St	Vacant	0	Surplus Land	0.2	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant	0	Surplus Land	0.52	vacant lot
48-5617-10-4	2660 98th Ave	Vacant	0	Surplus Land	0.34	vacant lot
48-5617-9-1	2656 98th Ave	Vacant	0	Surplus Land	0.14	vacant lot
48-6870-2	Barcelona St	Vacant	0	Surplus Land	4.71	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant	0	Surplus Land	0.14	vacant lot
48F-7361-11	6226 Moraga Ave	Vacant	0	Surplus Land	0.55	vacant lot

**Table E-7: Locally-Owned Surplus Sites, 2021**

<i>APN</i>	<i>Address</i>	<i>Existing Use</i>	<i>Number of Units</i>	<i>Surplus Status</i>	<i>Acres</i>	<i>Notes</i>
48F-7361-12	6226 Moraga Ave	Other	0	Surplus Land	0.36	historic fire house
5-383-2-2	Myrtle St	Other	0	Excess	0.01	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant	0	Excess	0.04	vacant lot
5-387-15	1608 Chestnut St	Vacant	0	Excess	0.04	vacant lot
74-1339-16	1220 Harbor Bay Pkwy	Other	0	Surplus Land	5.45	Raiders HQ & Training Facility; NOA issuance complete
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other	0	Surplus Land	11.4	Raiders HQ & Training Facility; NOA issuance complete
8-620-9-3	524 16th St	Public Facilities	0	Surplus Land	0.15	parking lot
8-641-8-5	540 17th St	Public Facilities		Surplus Land	1.62	LRPMP (Oakland Ice Center)
8-642-16	1807 Telegraph Ave	Public Facilities		Surplus Land	1.49	LRPMP (Fox Theater)
8-642-18	1800 San Pablo Ave	Public Facilities	0	Surplus Land	1.02	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities	0	Excess	1.66	LRPMP (Telegraph Plaza Garage)
8-668-12	2330 Webster St	Public Facilities		Surplus Land	1.98	LRPMP (Alexan Webster Garage)
8-716-58	1911 Telegraph Ave	Other	0	Surplus Land	1.04	Downtown Oakland Assn

Source: HCD, Annual Progress Reports, 2018-2021

## **UTILITY AND SERVICE SYSTEMS**

Consistent with State law and guidance from the State HCD, all sites included in the Inventory to meet the RHNA have been screened to ensure they have sufficient access to existing or planned water, sewer, and other dry utilities. The capacity of utility and service systems is discussed further in Appendix F. There is sufficient existing and planned capacity to accommodate the regional housing need.