

# Oakland 2045: Housing Element Workshop #2 Report

## Oakland's Housing Element and Housing Programs

FEBRUARY 17, 2022

*Prepared for*

The City of Oakland

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## **Project Background and Meeting Objectives**

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The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland’s General Plan that will serve as a blueprint for housing the City’s residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The second Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on potential housing programs. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

## **Workshop Location and Format**

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The workshop took place on Thursday, February 17, 2022 from 6:00 to 8:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 80 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the workshop format, as well as the General Plan and Housing Element update process; a recap of the first Housing Element workshop held on February 10, 2022; and a summary of how the Housing Element can be used to incentivize affordable housing and create more inclusive neighborhoods. The presentation concluded with a Q&A session for participant questions and comments.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

## **Breakout Group Discussions**

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The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What housing issues are important to you?**
2. **What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:**
  - a. Raising heights and densities to allow for more housing
  - b. Restrictions on amount of parking to reduce housing costs
  - c. Allowing different housing options in single family neighborhoods
  - d. Ways to pay for affordable housing

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

## **KEY TAKEAWAYS**

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Groups discussed a wide variety of strategies to house the unhoused community, including more flexible building types, temporary units, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including balancing the speed at which housing is built with the need to ensure that new housing is high-quality and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services.
- **Types of Housing.** Participants generally were supportive of new housing at every income level, though there were differing opinions on whether market rate housing was an appropriate funding mechanism for affordable housing. Many participants' expressed that funding and constructing "deeply affordable housing" for vulnerable populations such as the unhoused and low-income residents should be the Housing Element's top priority. Many participants also wanted to ensure that new housing does not exacerbate ongoing displacement of low-income residents and residents of color. Participants were generally supportive of allowing more types of housing in currently single-family areas, and some were already active in organizations that help homeowners add additional units to their properties. Many participants were interested in affordable housing solutions that allow residents/owners to build equity, such as community land trusts and sweat equity approaches (i.e., Habitat for Humanity).
- **Simplifying the Development Process.** Participants in every group expressed desire to see the current development/permitting process streamlined, particularly for low-income and non-profit builders. Zoning, environmental review/CEQA, existing City and State policies (i.e., rent control), parking requirements, and land

costs were all listed as constraints to housing development. Some participants suggested financial incentives for homeowners as a strategy to increase infill development in existing neighborhoods; it should be noted that the City has already streamlined the additional dwelling unit (ADU) permit process pursuant to State law, but the process could be further simplified, or additional incentives could be developed. Other participants suggested that the City create a designated office within the Planning Department that handles affordable housing permits or works with low-income builders.

- **Affordable Housing Impact Fee.** Many participants wanted the planning team to look at the City's existing affordable housing impact fee to assess whether it has been an effective strategy to provide affordable housing, or if changes should be made to ensure that the policy is working as intended. Many participants wanted to see higher inclusionary requirements, and several participants wanted to see the policy modified to get rid of the impact fee all together, replacing the fee with more stringent on-site affordable housing requirements.
- **Transportation.** Many participants were interested in planning for transportation improvements along with new housing. Group discussions about transportation ranged from desire to see new transit-oriented development; desire to see new mixed-use development that allow people to walk to daily needs; incorporating active transportation improvements such as bike lanes; and transit improvements such as a shuttle system to enable more frequent connections within Oakland to key destinations and BART from neighborhoods; and the pros and cons of reducing parking requirements in new residential developments.
- **Inclusive Community Engagement.** Participants across groups stressed the importance of including all Oaklanders, including members of vulnerable communities, in the planning process. Participants noted the need for the City to be sensitive to trauma that some residents face due to housing affordability and accessibility, as well as take the time to build in accountability and trust in the planning process.

## BREAKOUT GROUP SUMMARIES

### Group 1

- Group 1's discussion focused on incentivizing homeowners to add ADUs to their property. Suggested strategies included rezoning and enforcing density changes; ensuring that new affordable housing is habitable; and pursuing funding sources, including State and federal programs, that will not only finance new housing construction but also invest in local workers/communities.
- Group members expressed desire to see climate resilient housing that is co-located with transit and allows residents to walk to daily needs.
- Group 1 also discussed the City's existing inclusionary housing impact fees and vacant land taxes; some members wanted to update these policies so that private builders

are required to build affordable units in their projects (rather than pay a fee), and tax vacant rental units so that apartments do not sit empty.

## **Group 2**

- Group 2 was in consensus that housing the unhoused is a top priority. The discussion focused on financing strategies for affordable housing – the group expressed that strategies such as community land trusts and Measure KK are great, but the financing process for both these sources should be more straightforward and have a shorter timeline. Suggestions included creating a separate affordable housing department within the Planning Department, and continuing to allow high-rate homes to generate transfer tax funds.
- Group 2 also discussed the intended and unintended consequences of upzoning built-out neighborhoods like Rockridge – how can the Housing Element create more housing opportunities without displacing existing tenants? Group members expressed that improving access to legal counseling for tenants and strengthening enforcement of negligent or abusive landlords is critical.

## **Group 3**

- Group 3 participants were interested in promoting both affordable housing rental and ownership opportunities, given that ownership models allow residents to have a stake in the community and help to reduce displacement pressures. The group discussed innovative methods of supporting and financing affordable housing, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches, as well as the need to create tools (such as affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate) that let non-profit developers compete for sites against for-profit developers.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.

## **Group 4**

- Group 4 discussed how the Housing Element could help address growing wealth inequality by creating mixed-income neighborhoods, adding housing in exclusionary high-income neighborhoods, meeting low- and moderate-income RHNA targets so that Oakland does not lose its middle class, and preventing speculation/subsequent gentrification.
- Group 4 was very supportive of transit-oriented development but wanted to ensure that this type of housing would be affordable and not spur gentrification (particularly in areas where there is BART access, such as Fruitvale), perhaps by requiring higher

amounts of affordable units in areas that are susceptible to displacement than in areas that have undergone advanced gentrification or are exclusive.

- Some participants in Group 4 wanted to see inclusionary and impact fees increased, and for the planning team to look at opportunities for converting underutilized commercial areas and empty lots into housing. Group members also suggested a separate City department for nonprofit-led building projects.

#### **Group 5**

- Group 5's discussion primarily centered around strategies to make the housing production process as easy as possible, "cutting red tape" or reducing bureaucratic obstacles where feasible. Suggestions included streamlining the development and permitting process through zoning changes (i.e., form-based codes, simplified CEQA compliance, more staffing at the Planning Department to reduce permit approval times, gleaned lessons from Singapore and Switzerland's social housing models, and allowing more creative housing solutions such as shared housing.
- Group 5 also discussed the need for more housing for special needs groups such as older adults/seniors, unhoused people, and families.

#### **Group 6**

- Group 6 had a range of priorities, including planning for housing at all affordability levels; building in accountability measures to ensure that RHNA targets are met for all income levels, given that the City did not meet its low- or moderate-income targets in the last Housing Element cycle; supporting low-income/grassroots builders, such as POOR magazine (an association of currently and formerly unhoused individuals and allies); focusing new housing on infill sites; and providing more/better-funded services for people experiencing homelessness.
- Other discussion topics included balancing the production of new housing with tenant protections; rethinking how the City taxes vacant land and properties; ensuring that planning efforts for housing, transportation, and environmental justice are cohesive and synergistic; and incorporating more opportunities for community-led planning throughout the Housing Element update process.

## Appendix A: Breakout Group Facilitator Notes

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### GROUP 1 FACILITATORS – ALISON MOORE AND LAKSHMI RAJAGOPALAN

#### Key Takeaways

- Important strategies include ADU incentives for homeowners (will look into and email the group)
- Other strategies will include study of rezoning citywide, adding in the hills, and enforcement of density changes.
- Private sector paying for development, vacancy tax for rental units.
- Supportive senate bills like SB35 and SB330
- Look at project laborer agreements as and local hire way to keep money in the City.
- Future is vertical- land is limited.
- Housing habitability and dense, affordable, climate resilient housing is a concern.
- Ways to be transparent and inclusive of groups that may be interested in attending stakeholder meetings, as everyone is a stakeholder

Participant 1- 20 year employee of the city, planning public works and transportation. Know a lot about zoning and policy, and how we've mistreated people. We need radical changes and won't let it go.

Participant 2- works for city attorney's office, advises code enforcement, tenant attorney before. Listening in to hear the community. Concern: people are trying to build housing for unhoused community quickly, sometimes without permits, concerns about reducing habitability standards that tenant orgs have worked to put in place. All landlords have tendency to fall to lowest floor for habitability.

Participant 3 - community organizer at save the day- interested in advocating for dense, affordable, and climate resilient housing throughout this process. From climate resiliency standpoint.

Participant 4- new to this conversation- Oakland resident, born and raised. Curious to learn more about incentives to homeowners that have space on their lots that would be open to building an additional unit and ADU.

Participant 5- wanted to clarify- unions don't provide modular construction- many are, a cheaper form of construction. Is getting better. Being constructed within san Francisco- high demand for it, that they are expanding.

#### **What are some of the programs or actions the city can take to build more housing?**

Participant 4- curious about the presentation where they mentioned lower than average density levels in east Oakland. Are any incentives made available to property owners who live in that area, who might be willing to have additional units go into their homes, or even ADUs?



Staff- the city adopted ADU regulations, and has streamlined process at the counter, so it should not take as long as a multifamily building.

Participant 4: Older people with larger lots may not necessarily have money to do that on their own. Are there ADU incentives?

Participant 1: people need to be forced to build, especially those in the Hills. Also have to look at rezoning entire areas of the city- as part of phase 2 process, including rezoning or upzoning to allow for missing middle housing. Anywhere from 2-10 units. Looking at this throughout the City. Should look at residential hillside zones as part of this.

Participant 2: new construction is not rent controlled under state law, many people are advocating for getting state to rescind Costa Hawkins law that prohibits new construction from being rent controlled. ADUs are only part of the answer, if they aren't newly constructed, they wont be under rent control.

Participant 5: The future is vertical- they are not making any more land. Look at how major cities have developed, like in Europe or Asia. The City has already increased density bonus initiatives using new state laws- allowing more height, reducing or eliminating parking.

New requirement where BART properties have new height/density requirements. Also increased heights or densities in specific plan areas.

### **Any pros and cons to increased height?**

Participant 5: As you get more dense, more traffic and congestion- need to improve transportation and infrastructure around it. Also needs to be more local retail, so people can walk to the grocery store, without having to use a vehicle, more bike lanes. Blocking sun, park spaces.

Staff- Council has directed staff to look at fourplexes or middle housing in single family neighborhoods and more flexible ADU requirements. Is there anything else that should be included?

Participant 1: One of the main policies that need to be included in the element- enforcement of these density changes. If we're going to say missing middle needs to go in, do study of every parcel that can accommodate. Say here's your opportunity. Enforcement of policy. Means staff. Need staff to adopt radical ideas. Push an uphill battle against market forces.

Participant 3 :Save the Bay- climate resilience, as it relates to housing. Organization advocates for transit oriented housing, and urban green infrastructure.

### **How will these projects be financed? Implementing affordable housing impact fee, home funds to cover permitting cost, make city owned land available for affordable housing, huge gap. What are some other ways that you may know of.**

Participant 5: Senate bills that talk about that, SB35 and SB330. Limits how much city council can push affordable housing forward. SNOFA, programs through HUD, just have to be utilized.

SB35 requires skills and training. Helps with funding. Also looking at local hire policies, with PLA (project laborer agreement), money back into city itself. Keeping local money within the city itself.

Participant 1: So much leakage going outside of Oakland. A lot of public based support- paying for whatever the state decides to give us, making our case. Housing people cobbling 9 different loan sources. Things to be done about that. One is we need to demand private sector kick in- they benefit from growth. Impact fee that they can pay and get off without having to build is ridiculous- need to double or triple, build many more units. Need to have inclusionary zoning so they are buying units.

Way to ban land grabs- Moms for housing, took a house that has been vacant for years in west Oakland and made it habitable. Company that had done speculative investment fought that. Get more money for it.

Existing vacant land tax that is regressive. Applies to single family homes and condos, but doesn't apply to rental units. Building that as multiple units- doesn't apply to, something that SF is looking at, but haven't seen it proposed for Oakland, and thought it was an interesting idea. Pushing people to put units back on the market. If we have vacancy tax, also need cap on sales price. Force people into selling, and then that will be selling just a bit earlier than they would otherwise.

### **Other groups to consider and reach out to?**

Participant 1: Can't know who we need to reach out to. Don't know how they're being noticed. Want to know more about groups. Community organizations that are missing, have the option to add those.

## **Group 2 Facilitator – Lauren Pepe**

### **Key Themes**

- Better financing for affordable housing: Need more options and the financing needs to be more straightforward with shorter timeline
- Community Land Trust process and Measure KK funding mechanism are great but can be streamlined and improved
- If we up-zone built-out neighborhoods like Rockridge, how do we protect existing tenants from their existing dwellings being converted into higher-density buildings?

### **Ideas to explore in next workshop**

- Vacancy tax- but does Oakland have property registry?
- Landlords who violate laws or leave property in disrepair should be held accountable
- Get rid of evictors, agents of landlords, who benefit from eviction mill

- Make sure residents have legal tools to defend themselves
- Yearly rental increase cap of 2% might prevent landlords who push residents out to get better rate

### **Other things to consider**

- City makes a lot of money from transfer tax when properties are sold so higher-rate homes are in its best interest
- Create separate dept for affordable housing with different rules/regulations/resources to truly service for people trying to create solutions for themselves

### **More details/Rest of the notes**

#### *Participants and Their Top Issues:*

Participant 1: Housing the unhoused, displaced, and low-income first

Participant 2: Homelessness

Participant 3: Equity in housing

Participant 4: Ensuring more types of housing at different income levels in high-resource neighborhoods (like Rockridge)

Stacking different tax credits for affordable housing can be a cumbersome process; for market rate in contrast, you just get a loan. Perhaps bank financing or investment funds for affordable housing?

Participant lives in land trust and received measure KK funding. Challenges: difficult to navigate requirements that come with funding; secured property by making former owner accountable- reported issues- slow process; \$40,000 in fees related to landlord neglect will come out funding; program needs to be streamlined and reevaluated; residents eligible for tax abatement only if all residents meet certain income requirement.

Rockridge seems like an ideal place to build more housing, but issues:

- High cost of land so likely means market rate
- Few opportunity sites
- Business district needs to be supported
- Protect existing tenants- can't use existing buildings to rebuild
- Splitting lots is not something all property owners have time/money/knowledge to do
- Not many duplexes even though it is zoned for that

Ensure affordable housing not built near freeways and other environments that are unhealthy; types of businesses contribute negatively to environment as well (such as smog check businesses)

### **GROUP 3 FACILITATORS – MATT ALVAREZ-NISSEN AND RAJEEV BHATIA**

#### **Key Takeaways**

- Participants were interested in promoting affordable housing, including both rental as well as ownership. Ownership models allow residents to have a stake in the community and helps to reduce displacement pressures.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services, and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.
- Innovative methods of supporting and financing affordable housing were discussed, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches.
- Participants emphasized the need to create tools that let non-profit developers compete for sites against for-profit developers – tools including affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate.
- A need for affordable housing near transit was also discussed, however it was noted that transit is not sufficient enough in the city (especially to support reduced parking requirements). One suggestion was to implement a shuttle system similar to Emeryville's.

#### **Detailed Notes by Question**

*Participants were asked Question #1 as part of the initial round robin, and then prompted on some of the key issues discussed. The rest of the conversation focused on Question #2. Questions #3 through #5 are provided for context.*

##### *Question #1 – What housing issues are important to you?*

- More affordability
- Affordable homeownership is possible (community land trusts, Habitat for Humanity, etc.), City focuses too much on affordable rental. Ownership will help reduce displacement pressures.
- Pay attention to the unhoused population
- RHNA process is important to get more housing built, wants to see more housing at every income level

### Affordable Housing?

- Trying to promote affordable housing in Rockridge, but land costs make it very difficult
- Land trusts are a good approach, since they keep land costs down. They have worked in East and West Oakland. Participants support land trusts is there is true equity for those involved – without equity that carries on after a resident has left this is deceptive.
  - Completed homes can be purchased and placed into the trust, or vacant land can be converted. The trust is owned by a non-profit organization with a board of directors to represent the community. Land is taken out of the equation, and future changes in cost are based only on improvements (not the cost of land).
  - Discussion returned towards land trusts at the end of the group – one participant noted that the return on investment in land trusts way outpaces what a resident would have been able to acquire as a renter.
  - One participant pointed to TOPA in Berkeley, which provides no equity for tenants. They would hate to see the same thing in Oakland, which would create two classes of people considered homeowners.
  - One participant noted that if there is a TOPA or land trust in Oakland it needs to be more than rental, and needs to have some equity (although it may have to be limited equity).

### *Unhoused Population?*

- Participants are here looking for solutions
- Need for wrap-around solutions for homeless housing. Some people are fine with just housing, but other people need longer-term help.
- City is in the process of allowing more types of temporary units, like RVs, tiny homes, etc. on property that was previously excluded.
- City should look at manufactured housing to see if there are any barriers in City regulation.
- Some concerns about union opposition to this building type.
- Need to increase the number of units that can be developed quickly, even if temporary. There are immediate housing needs to be met. The city still needs to build more permanent buildings, but it takes a long time to get this done. Need to facilitate temporary housing in the short run, and treat people like human beings until the permanent housing gets built.
- Safe parking zones for those living in their cars.

*Question #2 – What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of: Raising heights and densities to allow for more housing*

*, Restrictions on amount of parking to reduce housing costs, Allowing different housing options in single family neighborhoods, Ways to pay for affordable housing*

- Even with higher densities and taller buildings, land costs in Oakland are so high that it often does not help make developments more affordable.
- If the non-profit sector is competing with the for-profit sector for land, the for-profit developers can always put up more money. Need to think of ways to keep the non-profit sector in the game and disincentivize for-profit developers. This applies to all parcels on the market, not just surplus public land.
  - An affordable housing overlay provides one approach. It is legal, and will make development less attractive for for-profit developers.
- The City should try to disincentivize people who buy units as investments and do not occupy them.
  - San Francisco is considering this, and Vancouver has a vacancy tax. Oakland has a vacancy tax currently, but it only applies to vacant land. The City should consider taxing vacant housing as well. In San Francisco’s proposal the tax would increase year by year (although single-family residences and condos would be exempt).
- Increased density bonus incentives, even beyond what the State allows, should be considered. More bonus and more incentives for affordable housing are needed. This is similar to the affordable housing overlay, but it does not increase the basic value of the property. With a density bonus it only makes it more cost effective to build affordable housing units, not a market-rate development.
- Participants discussed the school district properties to be closed or consolidated, and that these should be considered for housing. It is unfortunate that they are closing, but the City needs to think about how to capitalize on that opportunity. A discussion of the State Surplus Land Act and its requirements also took place.
- Density and parking reductions – Oakland would need much better and more frequent transit to successfully reduce parking.
- One participant brought up Emeryville as an example of a city zoned entirely for medium density with a higher required minimum affordable percentage. Upzoning everything with higher affordable requirements is one potential approach.
  - The group discussed the history of Emeryville’s development, including the need to reuse previously industrial land. Their experience with parking requirements has been very positive.
  - One participant discussed the Emeryville Go-Round, which goes everywhere in the city and takes residents directly to BART. If Oakland has something similar it would be great – although the city would need several shuttles going to most of the BART stations throughout Oakland.

- Plans for a road diet on Martin Luther King Way, potential for a bus only lane. However, infrequent service is also a major issue. Transit was disrupted by COVID, but it was bad before that too.
- One participant remarked that Oakland is not building enough housing at all income levels. Another participant disagreed and said there is enough higher-income housing.
- One participant said SB9 and SB10 were good steps in the right direction, and was disappointed that SB50 did not pass.

### **Zoom Chat**

19:10:48 From Hope Williams to Everyone:

Hi all! I can only stay for a few minutes. Thank you!

19:18:19 From Hope Williams to Everyone:

A typical community land trust is a nonprofit run by a board, staff, and community members. The community land trust balances the interest of its residents, the broader community, and the public interest to promote wealth building, retention of public resources, and solutions for community needs.

19:19:31 From Hope Williams to Everyone:

hope@theselc.org

19:20:04 From Stuart Flashman to Everyone:

Thanks, Hope.

19:20:51 From Hope Williams to Everyone:

The thing with CLTs is that they are wildly underfunded

19:21:08 From Hope Williams to Everyone:

Small Sites Program in SF is a tale of caution and also hope

### **GROUP 4 FACILITATOR – LAURA KAMINSKI**

- Participant 1-I lived near the lake, very concerned about the unhoused people and definitely interested in housing different levels. Taxing businesses. Parallel financing plan.
- Participant 2, work at Sustainable Economies Law Center. Realize how planning laws and building codes get in th way of the process. Concerned will have a Housing element on a tight timeline.

- Participant 3, had no fault eviction in San Francisco. Want to look at racial impacts. Want to also meet low and moderate income housing so have middle class. Strategies of how to keep our Black community here and stop gentrification.
- Participant 4 lives in Rockridge, lived in Chicago. I am here in the YIMBY movement. Grew up in California as a NIMBY to save land, but now realize can build up. Mixed income is very important. I work in educational video games, we are building all of this technology, pushing on all of this front and we are losing all this part of people who don't have access to technology. How are we supporting the low income. We are separating the bottom and the top and Oakland's segregation is increasing, this is scary to me.
- Participant 5, live in Oakland for 3 years and a volunteer for YIMBY, want more housing in areas that have been exclusionary in the past and are by BART Stations.
- Participant 6 for assembly member Bonta, want to hear what the community is saying.

Participant 3 – upzone Rockridge and Montclair. We want transit-oriented development, we should have affordable housing near transit so they can get around. If at Fruitvale adding more density, how do you not have a speculative market, had that in the Mission in San Francisco.

Participant 4 – prevention of development made it harder to be there.

Participant 5 – focusing development along the wealthier neighborhoods.

Participant 3 – increasing inclusionary and impact fees, using underutilized commercial for housing. Big problem is church and empty lot properties that are not being used.

Participant 2 – heard we don't have control over this and that, market forces. One of biggest problems is people buying up land and houses. City should look at its ability to manage absentee ownership. Oakland has more power to control the market and access to funds. Transfer taxes for expensive housing. Last year there was a bill that increasing the penalties for a City not meeting the deadlines for the Housing Element. When we think of what can we do ourselves, Homefulness, we should be rolling out the red carpet for them. City creates these barriers.

Participant 3 – very creative use of development services fund in San Francisco. Jamie Samabatu in San Francisco to check on how they are doing that. Waiving of permit fees. Landlord's gets charged a fee for an annual inspection, can be more flexible many for use of that money

Participant 1 - Can developers be required to pay into an anti-displacement fund to pay for legal services for tenants. Also look at increasing impact fees.



## Zoom Chat

19:20:11 From \*Laura Kaminski to Everyone:

What housing issues are important to you?

19:20:37 From \*Laura Kaminski to Everyone:

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons)

19:21:11 From \*Laura Kaminski to Everyone:

Raising heights and densities to allow for more housing

19:21:34 From \*Laura Kaminski to Everyone:

Restrictions on amount of parking to reduce housing costs

19:21:53 From \*Laura Kaminski to Everyone:

Allowing different housing options in single-family neighborhoods

19:22:23 From Bobbi Barbara Lopez to Everyone:

But if you give a developer a break, there needs to be a value capture-more density, more affordability. The problem is up zoning without affordability in low income neighborhoods leads to displacement of Black and Brown folks.

19:22:31 From \*Laura Kaminski to Everyone:

What other things do you think will make a difference in Oakland's ability to encourage more housing, especially affordable housing?

19:25:57 From Bobbi Barbara Lopez to Everyone:

You develop, but with more affordability requirements

19:26:05 From Bobbi Barbara Lopez to Everyone:

Treat different areas differently.

19:26:14 From Bobbi Barbara Lopez to Everyone:

<https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/>

19:26:50 From Bobbi Barbara Lopez to Everyone:

I think looking at the Urban Displacement Project mapping and thinking of zoning that way.

19:27:27 From Bobbi Barbara Lopez to Everyone:

Higher affordability in areas “susceptible to displacement,” while lower requirements in areas that are in advanced gentrification or exclusive...

19:30:29 From Bobbi Barbara Lopez to Everyone:

Also allowing church/religious property to become housing

19:30:41 From Bobbi Barbara Lopez to Everyone:

We have a massive empty lot near my house.

19:33:06 From Bobbi Barbara Lopez to Everyone:

TOPA!!!

19:34:13 From Bobbi Barbara Lopez to Everyone:

Or even an EIFD would be legislative.

19:34:21 From Bobbi Barbara Lopez to Everyone:

Not even a need to do a Go Bond.

19:46:24 From Janelle Orsi to Everyone:

Can we create a totally separate Planning & Building department just for grassroots and nonprofit-led building projects? It could have totally different funding, different staff with training about the particular needs of such projects, and trauma-informed training to be sensitive to the needs of people with housing insecurity.

19:46:54 From Bobbi Barbara Lopez to Everyone:

Jamie Sanbonmatsu

19:47:19 From Sid Kapur to Everyone:

I have to leave a bit early. Thanks Laura for moderating, this was a really interesting conversation!

19:49:31 From Bobbi Barbara Lopez to Everyone:

Could you do a two tier fee system? One for projects of at least 50% affordable, one for less than 50% market?

## **GROUP 5 FACILITATORS – DIANA PEREZ AND ALICIA PARKER**

- Participant 1 – Lives in assisted living, skilled nursing facility. I would love for all seniors in Oakland to have the support she has, regardless of income. Affordable housing development issues. Wealth of knowledge in the community to help advise the City. Commission on aging. Financing is very complex – someone
- Participant 2 – salvation army. Housing homeless families. Developer + finding contractor for putting up housing; raise money. The very important need to put housing as inexpensively as possible. We take care of people on the streets. Without regular builders who are incorporating low-income housing in their buildings + CEQA is an issue.
- Participant 3 – Oakland Heritage Alliance. Advocate for reusing existing buildings. Converting existing buildings that are underutilized. More cost effective to use existing building – Historical building code can.
- Participant 4 – Dimond District. Raising two boys. People living on the streets – why do we allow them. People are being pushed into homelessness. I want the city to build more homes. Diamond is commercial corridor, well-served by transit – allow zoning changes for.
- Participant 5 – Oakland needs to build housing at all income levels. I don't agree with some of the comments on restricting market rate. I think this puts pressure on displacement. Concerned about supply of family housing, concerned for people starting families and careers being able to stay in Oakland.
- Participant 6 – D1 resident. As a city we build abundant, dense, inclusive housing. Getting to interact with people from different backgrounds, our planning and regulations makes it hard to interact with people – Oakland had one of the lowest rent increases. City has been making some good changes. A lot of underutilized land. Most of Longfellow is single-family homes. To the extent that we can get the city to encourage

### **What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:**

**Issue:** Development process is too long. Streamline permitting and entitlement for new housing production. Time cost money for developers. Where can you cut the bureaucracy?

Does the state require streamlining? Where is Oakland in that process?

CEQA: The rounds of community input where lawsuits can be brought against projects // CEQA.

Broadway Valdez – this seems like a successful strategy --- new housing is going up, some preservation. Up zoning brought new production. Are there other specific areas in the city to increase density.

When Prop 13 went up taxes dried up – CEQA used to be a big source of lawsuits.

Participant 4 – very frustrated with CEQA. Supports SB 9—lot splits for single-family homes. Areas near transit need higher density. Apply parking limits/max. near transit areas.

Housing impact fee needs to be looked at closely. It's unclear where the money went.

Zoning: Limiting number of units based on lot size – in some areas some of these limits should be eliminated. Form-based standards (whatever fits in envelope). ADUS: we are not keeping up with the state. Making a broader use – going beyond state's min. requirements. City's mobile home rules are too restrictive – allow them in private property (cost effective/short-term housing strategy). House boats- is the housing looking at possibility of looking at some of these strategies? Be cautious about upzoning, because it's difficult to downzone. Be targeted with upzoning (form based code)

A lot of decions are made at the city – move to hyper local approval – zoning change could be made by block – incensitve people to paritciapte in these meetings. The burden of proving no harm is on person

Participant 4 – Social housing is not going to be the solution; Singapore and Switzerland -- lease on house. People can save money. Mixed income social housing; following Singapore and switzerland. Planning department needs more money; they don't have the time to look through all applications. Over one-month over due for pre-approval.

Current zoning rule that limits the number of kitchens – one way the city defines a regular housing unit – get rid of this to encourage shared housing or other innovative housing types.

Participant 3 – Some cities will contract out permit processing to consultants, to process applications very quickly. Another possibility to allow overtime plan checking.

- Some strategies included x, y, and z.
  - Form-Based codes and standards to increase the number of housing units that can be built on a lot.
  - Making sure that we're building the type of housing needed for families.
  - Building more housing around transit corridors.
  - Making it as inexpensive as possible to build housing – cutting red tape wherever possible.
  - Getting rid of the one-kitchen rule to allow for more creative housing solutions – such as shared housing.
  - Preserving existing affordable units, and also converting vacant buildings.
- Issues and concerns included x, y, and z.
  - Making sure that seniors at all income levels have access to safe, affordable and supportive housing options.
  - Housing the unhoused.

- The cost of building affordable housing and how long it takes to entitle and permit housing.
- Other ideas for promoting affordable housing included x, y, z
  - Affordable Housing Zoning Overlay – areas of the city where streamlining affordable housing would be possible.
- Strategies to prevent displacement included x, y, z.
  - Looking at Singapore and Switzerland to see how they are implementing a social housing model; and bringing lessons learned for a social housing approach in Oakland.
  - Being very careful with up-zoning to prevent displacement due to increased land values.
  - Going beyond the state’s incentives for ADUs – making sure,
- Other topics of importance include x, y, z.
  - Taking a close look at the impact fee – re-thinking whether this is an effective strategy to provide affordable housing.

**GROUP 6 FACILITATOR – DANIEL FINDLEY**

Participant 1:

- Policies to this point have been a failure- is wary of these discussions
- “ludicrous policies” set by the City e.g., city required Poor Magazine to build parking spaces for which there is no use which delayed move in for tenants.
- Conversations that she’s had with the city acknowledged that some policies don’t make sense. Takeaway message: “nice to talk to the community but the bottom line is these meetings and processes are inaccessible. Not much faith until I see that the city has approved policies that support low-income builders (like Poor Magazine)
- All conversations seem to be limited to market rate builders. City should impose fees on developers who can afford it, not on organizations like POOR.
- Oakland Homeless Advisory Committee seems useless.
- A solution is prioritizing construction of housing for low-income builders and building a supportive infrastructure for this. Improve the communication between Planning & Building departments

Participant 2 (city employee and Challenge Grant Fellow)

- City has never been able to create space for the unhoused and black and brown communities.
- What is the usefulness of the Housing Element?

- Staff should consider having a housing professional share the actions needed to build housing such that the unhoused are housed and people can remain in their housing. As we're building new housing, ensure that we're maintaining tenant protections
- Increase the advocacy efforts on behalf of the city
- Re-think how city taxes vacant land and properties

#### Participant 3

- The General Plan Update process is fragmented. Housing and transportation are intertwined. Environmental justice is intertwined with Housing and transportation.

#### Participant 4

- Generally, aligns with group feedback. Need to focus on infill and is surprised to see vacant and underutilized areas.
- Appreciates advocacy done for housing
- Housing at all affordability levels

#### Participant 5

- Resident of Eastlake. Why did Oakland miss the mark of housing goals? Do we have a sense of why Oakland missed the mark and what are the accountability measures to not miss the mark moving forward.

#### Participant 6

- Have there been any considerations of adding community partners that support groups that work for the unhoused? City should consider a resource fair for residents who need education on their options for offload their properties

#### Participant 7 (East Bay Housing Organizations)

- Housing goals are simply goals; Alameda County can dictate use of its own funds.
- Sees discrepancies of homelessness between SL and Oakland.
- Need a census of how much housing is needed and the services that people need.
- Need for triage of homeless individuals so that we understand the reasons for homelessness. *Homeless aren't living, but simply existing*
- Would rather see public sites such as OPD and County Jail become potential sites for housing

## **Appendix B: Zoom Chat**

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18:09:04 From WILLIE E STEVENS to Everyone:

I don't have that icode

18:10:17 From POOR Magazine to Everyone:

I don't see public comment ?

18:12:20 From Ms. Omowale Fowles to Everyone:

I do not see the language 

18:12:21 From Bridget Cervelli to Everyone:

I think public comment is the q&a section in the middle of the agenda- don't know, just guessing

18:12:50 From \*Rajeev Bhatia, Dyett & Bhatia to Everyone:

If you're joining late, please select language from globe icon on your screen (on the bottom right). You have to select English as well.

18:12:53 From Casey Farmer to Everyone:

Can these slides (and the ones from the last workshop) please be posted or sent to attendees?

18:12:54 From Hazel O'Neil, Dyett & Bhatia to Everyone:

There is a globe icon labelled "interpretation" next to the reactions icon at the bottom of zoom screens

18:13:17 From Khalilha Haynes to Everyone:

Please check the bottom of the screen next to live transcript for intepretation.

18:14:11 From Khalilha Haynes to Hazel O'Neil, Dyett & Bhatia(Direct Message):

hi, could you make me a co-host please

18:14:15 From Gary Barg to Everyone:

What exactly is 'environmental justice'?

18:14:35 From Iris Starr to Everyone:

How can Environmental Justice be "optionally" integrated??? It s/b a baseline contribution to the Plan, also with the infrastructure study going on

18:15:19 From \*Laura Kaminski to Everyone:

It can either be a stand alone element or integrated into all of the elements

18:15:36 From \*Laura Kaminski to Everyone:

That is what State Law states

18:15:41 From \*Diana Perez, City of Oakland to Everyone:

@Gary Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks. Environmental justice seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that affect them. "Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

18:16:05 From Iris Starr to Everyone:

Yes, so why isn't it definitely integrated?

18:16:16 From Gary Barg to Everyone:

Thanks for the definition!

18:16:17 From Iris Starr to Everyone:

It must be

18:16:35 From Sangeeta Sarkar to Everyone:

What is the timeline for the Equity Working Group?

18:16:45 From \*Khalilha Haynes, City of Oakland to Everyone:

The EJ Element is a part of the General Plan.

18:16:58 From Iris Starr to Everyone:

It's hard to take this slide seriously. Is this a Housing Element Party?

18:17:24 From Mattie Scott to Everyone:

Mattie Scott, Vice-Chair of the Commission on Aging: Why is youth engagement included but no senior engagement?

18:17:58 From Hope Williams to Everyone:

Just curious. How many pop-ups events?



18:18:49 From \*Khalilha Haynes, City of Oakland to Everyone:

Seniors are a part of our targeted outreach.

18:18:59 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

The Equity Working Group (EWG) recruitment just closed last week. The EWG meetings will be structured around key general plan milestones

18:19:07 From Iris Starr to Everyone:

Clearly staff intends to separate the Housing and Environmental Justice Elements even though it is imperative that they be developed together.

18:19:37 From Sangeeta Sarkar to Everyone:

Thank you Lakshmi!

18:19:43 From \*Rajeev Bhatia, Dyett & Bhatia to Everyone:

Thank you for your questions and comments here. Please also note that will be opportunity for live questions and answers right after the presentation.

18:20:03 From Mattie Scott to Everyone:

We'd b interested in hearing more about how you are targeting seniors, and we are happy to help. Have you used the Senior Centers for reaching seniors?

18:20:42 From Liana Molina to Everyone:

May someone on the team pls drop the link where we can access these meeting notes, slide decks and materials? Thanks!

18:21:07 From Hope Williams to Everyone:

Sorry to do a throwback. 44% declined to comment. That's a lot!

18:21:09 From \*Khalilha Haynes, City of Oakland to Everyone:

<https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meeting>

18:21:09 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

<https://www.oaklandca.gov/topics/general-plan-update#community-events-and-public-meetings>

18:21:10 From Iris Starr to Everyone:

Rajeev, call on POOR Magazine

18:22:02 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

We will be reaching out to senior centers. Thank you for your input.

18:22:11 From Iris Starr to Everyone:

No where am I seeing mention of talking to unhoused people, or asking them what they need and know.

18:24:11 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

The Deeply Rooted Collaborative engagement also includes reaching out to unhoused people

18:25:13 From Janelle Orsi to Everyone:

That's a lot of housing for rich people.

18:25:14 From Christopher Norman to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That \*needs\* to be the focus for this housing element update.

18:25:29 From Christine Hernandez to Everyone:

^^^^^^

18:25:41 From Iris Starr to Everyone:

Who is the DRC reaching to, exactly?

18:25:43 From Hazel O'Neil, Dyett & Bhatia to \*Lakshmi Rajagopalan, City of Oakland(Direct Message):

Ok

18:26:06 From Christine Hernandez to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That \*needs\* to be the focus for this housing element update.

18:26:09 From Iris Starr to Everyone:

^^^ Chris Norman and Janelle Orsi

18:26:25 From Raul Maldonado to Everyone:

Can you go back to the last slide, on the graph for RHNA

18:26:45 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

working class communities, communities of color, unhoused folks, formerly incarcerated folks, youth, undocumented folks, and folks who are experiencing environmental injustices.

18:26:58 From Iris Starr to Everyone:

CN - and we have a 66% increase in Unhoused!!!

18:27:15 From Bradley Cleveland to Everyone:

You identify housing sites in this element. Shouldn't the mitigate the problem: "Competition over limited sites," because sites aren't limited?

18:27:54 From Liana Molina to Everyone:

Please email registrants the slide decks from these mtgs when you have a chance.

18:27:57 From Megan Nguyen to Everyone:

The prioritization of affordable housing is particularly important in light of the City consistently exceeding its RHNA targets for market rate housing while falling far short of its affordable housing goals, as evidenced by a ratio of 9.5 market-rate units for every 1 affordable unit

18:28:17 From Christopher Norman to Everyone:

Not only did we not meet the RHNA goals, but we desperately failed to meet the needs of residents who need housing most. I understand that there are financing challenges, but this is where we need to advocate at the state and federal levels for more funds.

18:28:22 From \*Laura Kaminski to Everyone:

We can post the slides on the website

18:28:22 From Janelle Orsi to Everyone:

In our experience, obstructive city policy and bureaucracy has been a big barrier to community groups building housing for themselves, which is why some of are here and waiting to know if the City is ready to look at adopting radically different approaches to supporting housing needs. (I work for Sustainable Economies Law Center which provides legal support to local land and housing projects)

18:28:44 From POOR Magazine to Everyone:

All the things the City said it did for outreach is what we do EVERY week in

18:28:48 From Christine Hernandez to Everyone:

The homeless population has jumped by 63% since 2017 in Oakland, where the median house sales price is about \$750,000. There are about 4,000 homeless people — many of them living in at least 140 encampments of tents and RVs.

18:28:48 From POOR Magazine to Everyone:

Sliding

18:28:50 From Iris Starr to Everyone:

Stop supporting market rate housing in any way until our unhoused people are living in adequate homes.

18:28:54 From Bobbi Barbara Lopez to Everyone:

Fell short of meeting its affordable housing by a tremendous amount. Oakland met 174% of its market rate, but only 22% met for affordable housing-only 1,506 units of the state goal of 5,443 it was supposed to create for working people according to your own reports. I don't see the political will to do so from this administration. It won't even implement its 2018 public lands policy.

18:29:09 From Christopher Norman to Everyone:

\*\*\* As mentioned at the last community meeting, we need a study to determine whether impact fees or inclusionary zoning will result in more affordable and deeply affordable units actually being built.

18:29:21 From POOR Magazine to Everyone:

SLIDING SALE CAFE in deep east Huchuin - oakland

18:29:26 From Bridget Cervelli to Everyone:

Housing unhoused people whose lives are in danger every day should be priority #1 period.

18:30:01 From Iris Starr to Everyone:

And 4000 vacant units available in the City. Most owned by speculators.

18:30:49 From POOR Magazine to Everyone:

Homefulness is DEEPLY Rooted Outreach and homeless peoples solution to homelessness- 82nd and MacArthur

18:30:54 From Iris Starr to Everyone:

4000 unhoused, 4000 units available if we make policy changes to help Oaklanders

18:31:00 From Janelle Orsi to Everyone:

In the last Housing Element, the City said it would take 131 Actions to meet housing needs. We're making a slideshow to learn about them here: <https://bit.ly/3uY1ReJ>

18:31:40 From Christopher Norman to Everyone:

While we need to increase density to meet the need, any upzoning or development \*MUST\* come with additional tenant protections to ensure current residents are not displaced.

18:31:55 From Preeti S to Everyone:

Does the Housing element provide guidance on how much affordable housing is needed in the city? And will this then translate into some kind of affordability requirement policy update by the city?

18:32:01 From Phyllis Horneman to Everyone:

Where can I get information on the 4000 vacant units?

18:32:09 From Christine Hernandez to Everyone:

The City of Oakland didn't fail to plan... so why did the City of Oakland plan to fail... our Black, Brown, Native and low income communities and why should we trust you now. THIS PROCESS DOESN'T ALLOW FOR REAL COMMUNITY ENGAGEMENT!!

18:32:34 From Christine Hernandez to Everyone:

Yes! I want the list of vacant units!!!!!!!!!!

18:32:49 From Sean Golden to Everyone:

Has Oakland opted into SB10?

18:33:10 From Hope Williams to Everyone:

I was already worried about SB 9 and 10. It feels like it puts the onus on the tenants to organize to secure affordable housing.

18:33:31 From Iris Starr to Everyone:

The policies in the existing element have largely not been implemented! The past 5 years' "accomplishments" have done little to change people's circumstances.

There was a noted 47% increase in homelessness in a two-year period during this “time of change”, totaling over 4,000 people. The dramatic increase, per the report, “demanded a refocus on strategies, resource allocation, and timing.”

18:34:34 From Phyllis Horneman to Everyone:

Reducing parking means transit has to be good enough to make this work

18:34:47 From POOR Magazine to Everyone:

We were blocked from opening at Homefulness - even tho its right down the street from a “transit” center - and we have heard that other places are being approved without Parking

18:35:11 From Iris Starr to Everyone:

The Planners and Housing Department people have failed Oakland. We see what has resulted from existing work:

Dramatically increased homelessness and encampments

131 “actions” with virtually no results (not meeting the numbers for affordable housing and instead prioritizing market rate/corporations)

Failure to engage the community and listen.

Not asking the people who are suffering.

Dismissive and sabotaging of local community participation

Not listening, representing profiteers

Obstructing solutions brought by people who know what they need

18:35:11 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland:

<https://docs.google.com/document/d/196wyCpC6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing>

18:35:13 From Janelle Orsi to Everyone:

We’ve learned that so many of these incentives and opportunities are practically impossible for grassroots groups to take advantage of in building housing.

18:35:44 From Bridget Cervelli to Everyone:

^^And the city does nothing to let low income builders know they are even available

18:36:15 From Janelle Orsi to Everyone:

Homefulness was obstructed from letting unhoused people move into their units because of parking requirements: "Maybe you shouldn't be building this project..." Is the City of Oakland Really Doing All They Can To Create Affordable Housing?  
<https://www.poormagazine.org/node/6164>

18:36:20 From Sid Kapur to Everyone:

Can you go back to the parking slide? It went back kind of fast

18:36:25 From Sid Kapur to Everyone:

went by\*

18:36:27 From Preeti S to Everyone:

Oakland needs to increase its minimum affordability requirements for housing projects and not allow market-rate developers to get away with paying in-lieu fees instead.

18:36:38 From \*Khalilha Haynes, City of Oakland to Everyone:

Hi all, we're monitoring all the questions in the chat and are responding to all questions for clarification. Some questions require a deeper answer and will be answered in a follow-up FAQ.

18:36:39 From \*Diana Perez, City of Oakland to Everyone:

Thank you for all your excellent questions! Any question we're not able to answer today, we will answer through a Q&A after the meeting.

18:36:46 From Christine Hernandez to Everyone:

The City can get out of the way when we create our solutions. They can support instead of sabotage.

18:37:06 From Raul Maldonado to Everyone:

Love that <3

18:37:20 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland:

<https://docs.google.com/document/d/196wyCpC6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing>

18:39:18 From Christine Hernandez to Everyone:

All the while the City paves the way for developers who are pricing us all out!!

18:40:15 From Janelle Orsi to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: <https://bit.ly/3uY1ReJ>

18:40:25 From Iris Starr to Everyone:

Let people talk, answer/justify later

18:41:01 From Iris Starr to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: <https://bit.ly/3uY1ReJ>

18:41:56 From Christine Hernandez to Everyone:

We need a department specifically for these projects. The developers run the building and planning department. It was designed by them for them.

18:42:08 From Iris Starr to Everyone:

Bill, regulations do not need to be “reviewed” they need to be changed!

18:42:32 From POOR Magazine to Everyone:

we have

18:43:17 From POOR Magazine to Everyone:

We have Homefulness #2 and no-one is making this easier for us poor houseless and indigenous peoples build ur own solutions

18:43:22 From Christine Hernandez to Everyone:

131 Flavors of Failure!

18:43:29 From Hope Williams to Everyone:



Super educational! Thank you, Janelle. Slides laying out the Housing Element <https://bit.ly/3uY1ReJ>

18:43:47 From Hope Williams to Everyone:

So unfortunate that none of these have come to fruition. 😞

18:43:55 From Janelle Orsi to Everyone:

The City really needs to use its power to SHAPE those market realities.

18:44:10 From Iris Starr to Everyone:

Yes, Christine, for developers, by developers, with the collusion of the City. They get special treatment, common folks get blocked and dismissed

18:45:55 From POOR Magazine to Everyone:

WE r exhausted = from getting ready fpr permits gangsters visit tomorrow - we may not be able to stay in for breakout rooms

18:45:58 From Bobbi Barbara Lopez to Everyone:

It's unfortunately to hear what is still happening to Homefulness. I wish we could use some of Fund 2415 to waive permits for groups like these. I don't think lands trusts and groups like hopefulness should pay for permits, frankly. Other cities like SF are more expansive in their use of Development Services Fund.

18:46:35 From Christine Hernandez to Everyone:

++++++

18:46:52 From Christine Hernandez to Everyone:

++++++

18:47:04 From POOR Magazine to Everyone:

thankUUUU @christine and Bobbi and Bridget!!!!

18:47:47 From Janelle Orsi to Everyone:

Thank you, Bobbi. On that note, Homefulness worked with Rebecca Kaplan to write legislation to exempt such projects from building permit fees, but the City said it wasn't possible. It stalled out.

18:47:51 From Stuart Flashman to Everyone:

We need to DISincentivize market rate projects!

18:48:05 From Janelle Orsi to Everyone:

Bridget, thank you so much for saying all this.

18:48:29 From Iris Starr to Everyone:

Wow, bring it Bridget!

18:48:49 From Hope Williams to Everyone:

Bridget, powerful!

18:48:57 From POOR Magazine to Everyone:

City of oakland has made this building opening possible and instead is putting down concrete barricades to make people not be able to park or sleep

18:50:13 From Hope Williams to Everyone:

Thank you, Dustin!!!

18:52:15 From Iris Starr to Everyone:

YES!!! Chris Norman, spot on, where is Housing Dept???

18:52:46 From Hope Williams to Everyone:

I can't unmute

18:52:53 From Christopher Norman to Everyone:

Not meaning to call out the housing department, moreso to ask how these departments are working together

18:53:03 From Christopher Norman to Everyone:

and would love a response, if possible

18:53:56 From Hope Williams to Everyone:

+1 Christine

18:53:57 From \*Laura Kaminski to Everyone:

We are working regularly with the Housing Department on the Housing Element

18:54:09 From Christopher Norman to Everyone:

Would love to hear how!

18:55:06 From POOR Magazine to Everyone:

thank u christine

18:55:12 From Hope Williams to Everyone:

Thank you Christine!

18:55:43 From Christopher Norman to Everyone:

They are the ones administering affordable housing funds and policies in the City, so it seems like they should have a much bigger presence in this process. I'd love to hear from them.

18:55:53 From Janelle Orsi to Everyone:

I think this is HCD Strategic Action Plan, and it made me very sad:  
<https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing>

18:56:02 From Bridget Cervelli to Everyone:

And just because these meetings are largely inaccessible to our prolific community of unhoused organizers does not mean that their needs for life-saving shelter shouldn't be priority #1

18:56:08 From Iris Starr to Everyone:

Submit the same old element to the State now and start over with an inclusive real community process.

18:56:35 From Raul Maldonado to Everyone:

I may have to jump off the call soon. If I cannot attend, is there an email I can provide feedback for this workshop #2.

18:56:43 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

generalplan@oaklandca.gov

18:56:44 From Raul Maldonado to Everyone:

Also, enjoyed the raised hands & questions

18:56:45 From Janelle Orsi to Everyone:

The slideshow about HCD's Strategic Action Plan feels less like a plan and more like the City throwing up its hands. Look at the last two slides:  
[https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG\\_Fxtfo3blU/view?usp=sharing](https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing)

18:57:17 From Bridget Cervelli to Everyone:

We need access janelle^^

18:57:21 From Iris Starr to Everyone:

The had director has been there over a year now...

18:58:16 From Janelle Orsi to Everyone:

The HCD slideshow again:  
[https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG\\_Fxtfo3blU/view?usp=sharing](https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing)

18:58:21 From Iris Starr to Everyone:

The HCD Director I mean

18:58:30 From Christine Hernandez to Everyone:

++++++

18:58:30 From Bradley Cleveland to Everyone:

Thank you Bobbi.

18:59:04 From Christine Hernandez to Everyone:

Thank you Bobbi.

18:59:42 From Janelle Orsi to Everyone:

Here's the HCD Strategic Action Plan again. Don't have the public link handy at the moment:  
<https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing>

18:59:43 From Christopher Norman to Everyone:

@Janelle - what you highlighted in the HCD strategic action plan (2nd to last page) shows what the issue is - it says we need over \$450 million to meet our current housing goals. This question about financing is what we need to be discussing.

18:59:50 From \*Audrey Lieberworth to Everyone:

EIFD = Enhanced Infrastructure Financing Districts

18:59:52 From Caleb Smith to Everyone:

Good evening, this is Caleb Smith with the City of Oakland Housing Department- as mentioned, I am observing tonight. We look forward to continuing to partner with Planning and to attending future meetings to hear all this valuable community input.

18:59:55 From Bobbi Barbara Lopez to Everyone:

100% Affordable housing or even a mixed income prioritizing affordable housing EIFD would be a great start.

18:59:59 From Stuart Flashman to Everyone:

Impact fees are a joke!!

19:00:25 From POOR Magazine to Everyone:

Impact fees are

19:00:30 From POOR Magazine to Everyone:

Wrong

19:00:35 From Iris Starr to Everyone:

Yes they are, Stuart, so developers need to build housing not pay to escape it

19:00:36 From Janelle Orsi to Everyone:

^Christopher, exactly. It says we need \$450M to meet the last Housing Element's goals, and the "punchline" slide just says: we need more money.

19:00:39 From Hope Williams to Everyone:

Special request going forward : Please don't use diffusive language by repeating the same sound bites. It's demoralizing.

19:00:43 From Bridget Cervelli to Everyone:

Where are you implementing community input? Where are you allowing the unhoused community to create policy? Enough of pretending that the people creating housing policy in oakland have any idea of what is needed and how to implement it effectively. Lives are lost in the City's translation of community input.

19:01:05 From Janelle Orsi to Everyone:

Meanwhile, the City is looking to build this \$500M police administration building:  
<https://skarc.com/projects/oakland-police-administration-building/>

19:01:24 From POOR Magazine to Everyone:

what we need is requirement of every luxury or moderate rate housing to go to offset poor people housing

19:01:51 From Stuart Flashman to Everyone:

We need to require a MINIMUM of 20% affordable in any project.

19:01:53 From Alexis Oviedo to Everyone:

I believe they are looking to develop the existing OPD admin building into housing units

19:02:27 From Iris Starr to Everyone:

There is money and property held by corporations. That is what we need.

19:02:52 From POOR Magazine to Everyone:

But Bill the City has money for Concrete barricades and sweeps

19:03:18 From Bridget Cervelli to Everyone:

POOR Magazine organizers have policies ready to go that should be implemented and have support of City Council

19:03:34 From Stuart Flashman to Everyone:

Repurposing for market rate is waste.

19:03:43 From Bradley Cleveland to Everyone:

Unions aren't the problem

19:04:01 From Raul Maldonado to Everyone:

I have to jump off, but I am for diverse dense housing development in all regions in Oakland, but especially in affluent areas that had hard time for development. Moreover, mixed housing projects with  $\geq 20\%$  affordable housing would be great. 😊 Sending more details via email. Thanks!

19:04:05 From POOR Magazine to Everyone:

SPEND the millions of dollars spent on poLicing of houseless people and creating barriers to sleep spent on creation of housing

19:04:07 From Iris Starr to Everyone:

And plenty of money being spent for the A's stadium (1Billion for infrastructure

19:04:15 From Bobbi Barbara Lopez to Everyone:

City should take a "support" position on SB 6, which allows for underutilized commercial and parking lots for housing!

19:04:17 From Raul Maldonado to Everyone:

Love the comments & views being expressed

19:05:07 From POOR Magazine to Everyone:

We charge NO RENT - at Homefulness - this is a poor and houseless people solution and we know why we become houseless

19:05:26 From Iris Starr to Everyone:

Unions and corporations support many of our politicians

19:05:35 From Dustin Parciasepe to Everyone:

factoryOs is a local union modular shop manufacturer. Many projects in SF are being constructed with union modular.

19:06:26 From Bradley Cleveland to Everyone:

Thanks, Dustin

19:06:35 From POOR Magazine to Everyone:

Most of the houseless people in oakland are disabled elders

19:07:51 From POOR Magazine to Everyone:

We have input from seniors /elders in Homefuness and we have to go cuz we have to keep building we hope this wants a waste of time

19:08:41 From Christine Hernandez to Everyone:

Where do I get that list of vacant properties?

19:08:51 From Bradley Cleveland to Everyone:

I need to sign off. Thanks so much for dialogue

19:09:30 From Bridget Cervelli to Everyone:

Please don't make us share our experiences for nothing, this is exhausting

19:09:30 From Iris Starr to Everyone:

And is there a list of tenants and landlords?

19:52:38 From Daphine Lamb-Perrilliat to Everyone:

Great meeting.. Thank you very informative.

19:52:42 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

All community event information including meeting presentations and summaries are posted here:<https://www.oaklandca.gov/topics/meetings-and-events>

19:53:18 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

Translated notes in Spanish and Chinese will be post as soon as the english notes are translated and the video as well.

19:53:31 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

\*video recordings will be posted as well

19:54:27 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

Please register for the general plan update mailing list:  
<https://www.oaklandca.gov/topics/general-plan-update#general-plan-e-mail-updates>

19:54:58 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

Information around community events:  
<https://www.oaklandca.gov/topics/meetings-and-events>

19:55:33 From Janelle Orsi to Everyone:



Am I recalling right that the City or D&B was going to create a more interactive website for the general plan website? Like a forum where people can submit comments and be in conversation with each other?

19:56:04 From \*Lakshmi Rajagopalan, City of Oakland to Everyone:

Yes, City Staff are working on options to do that

19:56:43 From \*Rajeev Bhatia, Dyett & Bhatia to Everyone:

Our group also discussed taxes on vacant units and prevent housing speculation

19:57:12 From Janelle Orsi to Everyone:

Specifically, could a City pause the Housing Element process for a year and do a Truth & Reconciliation focused on the harms of the Oakland Housing situation?

19:57:32 From Janelle Orsi to Everyone:

^The Truth & Reconciliation process was Tiny Gray-Garcia's idea

19:58:16 From Iris Starr to Everyone:

I just heard that there are "Stakeholder meetings" that do not include most of us that are not professional. They are targeted to Large developers and non-profits like EBHO. As a result of this meeting they plan to invite POOR Magazine. This is very, very bad. The system is set up to hear from influential insiders who are doing what they've always done. This must change, @Bill. Everyone needs to be included in these meetings. I have not seen one developer here. We should not be treated differently as "community" (many of which are not included in DRC's outreach)

19:59:27 From Bridget Cervelli to Everyone:

Community are the actual stakeholders, ridiculous to let the profiteers set the rules

19:59:48 From \*Rajeev Bhatia, Dyett & Bhatia to Everyone:

In response to the question: The state-mandated deadline for Housing Element is critical, otherwise the City can lose funding and land use control. The deadline can only be extended by the State. Even the State Department of Housing and Community Development (HCD) does not have the power to extend deadlines.

20:00:38 From Bridget Cervelli to Everyone:

Not just ridiculous to consider insiders as prioritized stakeholders, incredibly harmful and dangerous for actual stakeholders-community

20:01:17 From Christine Hernandez to Everyone:

+rental property registry

20:01:21 From Sean Golden to Everyone:

Regarding the vacancy tax, I think Oakland has had one in effect since 2020?  
<https://www.oaklandca.gov/topics/vacantpropertytax>

20:01:24 From Iris Starr to Everyone:

@Rajeev and @Bill - submit a minimal report as a placeholder that keeps money flowing. Commit to a real housing element process

20:01:41 From Janelle Orsi to Everyone:

+ owner registry so we can find out who is behind the corporations and real estate investment trust that are grabbing up the land

20:02:17 From Stuart Flashman to Everyone:

Oakland's vacancy tax is pretty minimal - not much of a threat to speculators.

20:02:18 From Iris Starr to Everyone:

@Sean, I think that is a vacant PROPERTY tax, not vacant units

20:02:37 From Stuart Flashman to Everyone:

It also goes to vacant units.

20:02:52 From \*Rajeev Bhatia, Dyett & Bhatia to Everyone:

We not only need to adopt the Housing Element, but have that be robust enough to be certified by the State.

20:03:09 From Stuart Flashman to Everyone:

I know - a neighbor got dinged for an apartment her son was occupying.

20:03:15 From Alex Campbell to Everyone:

The tax does apply to vacant units but iirc is very difficult to enforce + a flat fee vs. progressive taxation

20:03:29 From Iris Starr to Everyone:

@Rajeev: Resubmit what you have with an update for 26,000 units

20:03:39 From Christine Hernandez to Everyone:

+++++

20:03:57 From Christine Hernandez to Everyone:

Ban Land Grabs!!!!

20:04:52 From Iris Starr to Everyone:

@rajeev, I know this may hurt your contract, but it is the RIGHT thing to do for Oakland

20:04:52 From Janelle Orsi to Everyone:

+1 to Ban Land Grabs

20:05:46 From Alex Campbell to Everyone:

AB2053 for social housing!

20:06:36 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Oakland Housing Element Post-Workshop Questionnaire:  
<https://forms.gle/DsvFfXiS4zxcHFkD8>

20:06:44 From Hazel O'Neil, Dyett & Bhatia to Everyone:

屋崙 (奧克蘭) 市住房因素研習會會後問卷 :  
<https://forms.gle/rWqCGUcHDEnhzAw78>

20:06:49 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Cuestionario posterior al taller sobre elementos de vivienda en Oakland:  
<https://forms.gle/urECGoQRjBafif6r8>

20:07:09 From Janelle Orsi to Everyone:

Inviting collaboration in learning more about the 131 Actions here:  
<https://bit.ly/3uY1ReJ>

20:07:18 From Hazel O'Neil, Dyett & Bhatia to Everyone:

[generalplan@oaklandca.gov](mailto:generalplan@oaklandca.gov)

20:07:48 From Janelle Orsi to Everyone:

Can you tell us the date the 2nd week of March? THAT's coming up

20:08:14 From Hazel O'Neil, Dyett & Bhatia to Everyone:

[www.oaklandca.gov/topics/general-plan-update](http://www.oaklandca.gov/topics/general-plan-update)

20:08:33 From \*Rajeev Bhatia, Dyett & Bhatia to Everyone:

Interactive housing sites map is still up for input  
<https://new.maptionnaire.com/q/7iu2obr8j6yi>

20:09:11 From Bridget Cervelli to Everyone:

Can we have an invite to the secret stakeholder meetings?