

**April 20, 2016**

<b>Location:</b>	Citywide
<b>Proposal:</b>	Pursuant to California Government Code Section 65400, the City of Oakland has prepared a report on the progress made by the City on implementing policies adopted as part of the 2015-2023 Housing Element, and building permits issued for the year 2015.
<b>Applicant:</b>	City of Oakland
<b>General Plan:</b>	All General Plan designations
<b>Zoning:</b>	All zoning districts
<b>Environmental Determination:</b>	Consideration of the 2015 Annual Progress Report does not constitute a project under the California Environmental Quality Act (CEQA).
<b>Service Delivery District:</b>	All Service Delivery Districts
<b>City Council District:</b>	All City Council Districts
<b>Action to be Taken:</b>	Request for Planning Commission and public comment; forward to City Council
<b>For Further Information:</b>	Contact case planner Devan Reiff at (510) 238-3550 or by email: dreiff@oaklandnet.com

**SUMMARY**

Pursuant to State law, the City of Oakland has prepared a progress report on implementation of housing-related programs and policies contained in the 2015-2023 Housing Element for the calendar year 2015. This is the first year of reporting on the 2015-2023 Housing Element, which was adopted on December 9, 2014.

This staff report highlights the major accomplishments, both in terms of production of housing and progress on City programs and policies, for the calendar year 2015. **Attachment A** contains the complete 2015 Housing Element Annual Progress Report, which can also be found at the City's webpage:

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

The City has made important progress in 2015 towards enabling new housing to be constructed:

- The public review process began to update the Secondary Unit regulations, ultimately adopted in 2016. The amended regulations reduce the regulatory barriers to the development of Secondary Units, which are considered one way to help address the city's housing shortage and escalating costs.
- The public review process also began in 2015 to update the Transitional and Supportive Housing regulations in the Oakland Planning Code (changes adopted in 2016). All special standards that previously applied to Transitional and Supportive Housing in the Oakland Planning Code have been removed to comply with California State law, which requires that Transitional and Supportive Housing be permitted in all zones allowing Residential Uses and not be subject to any restrictions not imposed on similar dwelling types (e.g. Single Family, Multifamily) in the same zone.

- The Mayor's Housing Cabinet met in 2015, and released its report with policy recommendations in 2016<sup>1</sup>.

## BACKGROUND

On November 18, 2015, City staff brought an informational report to a public hearing of the Planning Commission to present details about housing production in Oakland between January 1, 2015 and October 1, 2015 (see **Attachment B**). In preparation for this Annual Progress Report (APR), staff has reviewed all Planning and Building permit data for calendar year 2015, and found that no new buildings were issued building permits between October 1<sup>st</sup> and December 31<sup>st</sup> 2015. Therefore, the housing production analysis in the November 18, 2015 Planning Commission staff report remains the same.

California Government Code Section 65400 requires the City of Oakland to prepare and submit an annual report to the California Department of Housing and Community Development (HCD) by April 1 on progress made by the City on policies adopted in the City's Housing Element. The 2015 Housing Element Annual Progress Report (APR), submitted to HCD on April 1, 2016, reflects the first year of reporting on progress to meet the production targets and policies within the 2015-2023 Housing Element. In accordance with Policy 6.5 of the 2015-2023 Housing Element, the City will conduct public hearings before the City's Planning Commission and City Council to review and consider the Annual Progress Report.

## 2015 HOUSING ELEMENT ANNUAL PROGRESS REPORT

The 2015 Housing Element APR accounts for new housing production during the year (including affordable units) quantified by building permits issued (i.e. building starts), as well as progress on implementing housing-related programs and policies contained in the 2015-2023 Housing Element. A summary of notable progress during 2015 follows.

### *Housing Production*

The City of Oakland made steady progress on housing production in 2015 and made significant progress on implementing housing-related policies. In 2015, there were new building permits issued for 549 market-rate units in eight multifamily buildings, and for two affordable projects: 70 affordable units in "Prosperity Place" at 11<sup>th</sup> Street and Jackson (targeted to low-, very low- and extremely low-income households), and 9400 International, 59 units affordable to very low income residents. The City issued building permits for a total of 771 housing units in calendar year 2015.

Below is a list of market rate developments for which the City issued building permits in 2015:

- 414 29th Avenue: 8 residential units and 6 live/work units in a new 23,000 sf condominium
- 5239 Claremont Avenue: 33 new units
- 528 Thomas Berkeley Way: 24 residential units and 1 live/work unit in 5-story building
- 1801 Jefferson/612 18th Street: 80 residential units in an apartment complex
- 1401 Wood Street: 157 units in townhome construction (out of a total 174 units to be built)
- 5238 Coronado: 127 market-rate units of assisted living senior housing, in a new 5-story building, with ground floor commercial space

<sup>1</sup> See: <http://www2.oaklandnet.com/w/OAK057411>

- 2425 Valdez: 71 “micro” units
- 317 Lester: 41 units in a new 5-story building

Under construction in 2015 were 90 below-market rate units at the “Mural” development at MacArthur Station, built on the former parking lot of the MacArthur BART station. Between 2016 and 2021, the full build out of the MacArthur Station development will have 624 residential units at construction completion.

Several projects received occupancy permits in 2015 – for 197 new residential units:

- 1507 Second Avenue: (Lakeside Senior Housing) 91 senior units, for very low-income and formerly homeless residents
- 618 21<sup>st</sup> Street: (Cathedral Gardens, Building 3) 18 affordable units
- 460 Grand Avenue: (Ave Vista) 68 affordable units
- 1601 Clay Street: 20-unit renovated mixed use building

As previously stated, City staff brought an informational report to the Planning Commission on November 18, 2015, to present details about housing production in Oakland between January 1, 2015 and October 1, 2015 (see **Attachment B**). At the November 18, 2015 meeting, a commissioner asked how Oakland compared to neighboring cities in regards to meeting the Regional Housing Needs Allocation (RHNA). The Oakland RHNA is presented in Table B of the Annual Progress Report, and is below. Another request from a Commissioner was to see the housing production numbers from the 1999-2006 Housing Element cycle, which is included as **Attachment C** to this report.

**Regional Housing Needs Allocation Progress**

**Oakland-2015**

Income Level	2015-2023 Regional Housing Needs Allocation	Building Permits issued, 1/1/15 – 12/31/15	Total remaining for 2015-2023 RHNA	Average # of units needed annually to meet 2015-2023 RHNA	% of average annual RHNA met by # of 2015 permits
Extremely-low	1,029	22	1,007	Approx. 130	17%
Very-low	1,030	77	953	Approx. 130	60%
Low-	2,075	30	2,045	Approx. 260	12%
Moderate	2,815	0	2,815	Approx. 350	0
Above-Moderate	7,816	642	7,174	Approx. 975	65%
<b>Totals</b>	<b>14,765</b>	<b>771</b>	<b>14,094</b>	<b>Approx. 1,845</b>	<b>41%<sup>2</sup></b>

Berkeley issued its 2015 APR as of the publication date of this report; San Francisco had not, but data from the years 2007-2014 were available, as shown below.

<sup>2</sup> Percentage comparison between the annual average number of units needed to meet the RHNA (1,845) and the actual number of permits issued (771) in calendar year 2015.

**Berkeley-2015**

<u>Income Level</u>	<b>RHNA Allocation</b>	<b>2015</b>	<b>Total remaining RHNA</b>
Very Low	532	59	473
Low	442	17	425
Moderate	584	132	452
Above Moderate	1,401	326	1,075
<b>Totals</b>	<b>2,959</b>	<b>534</b>	<b>2,425</b>

**San Francisco-2007-2014**

<u>Income Level</u>	<b>RHNA Allocation</b>	<b>Total Units 2007-2014</b>	<b>Total remaining RHNA</b>
Very Low	6,589	4,118	2,471
Low	5,535	1,663	3,872
Moderate	6,754	1,283	5,471
Above Moderate	12,315	13,391	(1,076)
<b>Totals</b>	<b>31,193</b>	<b>20,455</b>	<b>10,738</b>

**Housing-Related Activities and Policy**

Highlights from the City's 2015 Housing Activities are:

- *Development Impact Fees (Action 2.7.2)*

The City is making progress toward the consideration of development impact fees for affordable housing, supported by an Impact Fee Nexus Study and Economic Feasibility Analysis. In April 2015, the City presented an informational report to the Community and Economic Development Committee of the City Council. Also in 2015, City staff and the consultants made presentations about the Impact Fee Nexus Study and Economic Feasibility Analysis process to the following groups: 1) an Impact Fee Roundtable meeting of the Land Use Committee of the Oakland Chamber of Commerce; 2) a meeting held by the Oakland Builders Alliance (OBA); 3) a meeting with affordable housing advocates that included East Bay Housing Organizations (EBHO) and Satellite Affordable Housing Associates (SAHA); 4) participation in a forum on Keeping Oakland Affordable held by TransFORM; and 5) a meeting with Oakland Community Investment Alliance (OCIA). Staff also held a follow-up meeting with EBHO to review the assumptions for the affordable housing nexus analysis model in order to receive their input on the process.

The Economic Feasibility Analysis indicates that the increment of impact fees feasible to charge is less than what may be the maximum legal fee amount, according to the nexus study results. In order to solicit feedback from a variety of different stakeholders concerning how the City could adopt an economically viable set of impact fees, a Stakeholder Working Group was established. It consisted of City staff and an ad-hoc panel of technical experts representing a cross section of stakeholder interests. The goal of the group was to provide diverse input to City staff as staff developed its proposal for the City Council's consideration. The City held six Stakeholder Working Group meetings. The proposed adoption of development impact fees is on the Council's agenda for April 19, 2016.

- ***Secondary Units (Policy 1.4)***

In 2015, the Strategic Planning division began public hearings and community meetings to discuss changing the existing regulations for Secondary Units in single family houses (also known as “in-law” or “accessory dwelling” units). Allowing more Secondary Units is a priority of the Council as one way to help generate new habitable residential units without the same costs of construction. The amended Secondary Unit regulations reduced parking requirements when near major transit areas, and relaxed rear and side setback distances for secondary units. The regulations were adopted in February 2016, and effective in March 2016. City staff will keep track of the number of new secondary units that are built as a result of these more flexible regulations and include the results in the 2016 Annual Progress Report.

- ***New Construction and Substantial Rehabilitation Housing Development Program (Policy 2.1)***

In the Fall of 2015, the City’s Housing and Community Development Department’s Housing Development Section released a two-year Notice of Funding Availability (NOFA). Historically this was an annual NOFA but given the significant decrease in the amount of funds available, this process has transitioned into a 2-year cycle for the time being. The City’s NOFA allocates federal, state and local funding sources to affordable housing programs and projects. The City solicits applications for funding on a competitive project basis. In addition, a portion of available funds are directed to other programs, including preserving and protecting existing affordable housing. All of these program and project recommendations are consistent with the recently published Oakland Housing Cabinet Report, “Oakland At Home.” That report presented specific goals and actions to increase the supply of affordable housing, preserve existing affordable housing and protect renters. At the November 2015 Planning Commission meeting, additional information items were requested: a summary of the history of past NOFA awards, an average cost/unit of those awards, and the amount that those funds leveraged. The following matrix summarizes the requested information:

	NOFA 2010-11	NOFA 2011-12	NOFA 2012-13	NOFA 2013-14	NOFA 2014-15	NOFA 2015-17
<b>Total NOFA Allocation</b>	\$23,663,000	\$4,372,784	\$3,960,000	\$7,635,000	\$7,850,000	\$8,235,732
<b>Total NOFA Allocation to Rehab or New Const.</b>	\$23,663,000	\$4,345,000	\$3,960,000	\$7,425,000	7,000,000	\$5,007,000
<b>Difference &amp; Program Funded</b>	0	\$27,784	0	\$210,000 (CA Hotel RE Trans Taxes)	<ul style="list-style-type: none"> <li>• \$100k (Const. Monitoring)</li> <li>• \$600k (MAP)</li> <li>• \$150k (CHDO award)</li> </ul>	<ul style="list-style-type: none"> <li>• \$1m (Acq/Rehab)<sup>3</sup></li> <li>• \$600k (Emergency Repair)<sup>3</sup></li> <li>• \$800k (MAP)<sup>3</sup></li> <li>• \$750k (Harp Plaza)</li> <li>• \$71,881 (Pre-dev)</li> </ul>
<b># of Awards (Rehab, New Const.)</b>	10 awards (5 Rehab, 5 New Const.)	5 awards (all Rehab)	2 awards (all New Const.)	5 awards (2 Rehab, 3 New Const.)	4 awards (1 Rehab, 3 New Const.)	2 awards (New Const.)
<b># of New Construction Units</b>	12 <sup>4</sup>	0	154	170	87 <sup>5</sup>	94 <sup>6</sup>
<b>Average NOFA Allocation New Const. per Unit</b>	\$190,708 (ownership)	0	\$45,505 (rental)	\$72,955	\$22,989	\$95,745
<b>NOFA Allocation as a % of Total Development Cost</b>	42.2%	0	11.6%	15.1%	4.7%	11.2% <sup>7</sup>

• **Jobs/Housing Impact Fee (Action 2.7.1)**

In fiscal years 2013-14 and 2015-16: \$396,645 has been collected in Jobs/Housing Impact Fees. No fees were collected in FY 2014-15.

<sup>3</sup> See NOFA Housing Policy Recommendations agenda report dated 3/2/16 and Supplemental dated 3/30/16. These went to the Community and Economic Development Committee on 4/12/16.

<sup>4</sup> In this NOFA award year, 4 of the 5 annual allocations were used for new construction developments that had been funded in prior years and were returning to request additional funds to cover funding gaps (Cathedral Gardens, MacArthur Apartments, St. Joseph's Family, Fairmount Apartments).

<sup>5</sup> In this NOFA award year, 1 of the 3 annual allocations were used for new construction n developments that had been funded in prior years and were returning to request additional funds to cover funding gaps (Civic Center 14 TOD).

<sup>6</sup> In this NOFA award year, 1 of the 2 annual allocations were used for new construction developments that had been funding in prior years and was returning to request additional funds to cover a funding gap (Redwood Hill Townhomes).

<sup>7</sup> This percentage is based on the Fruitvale Transit Village Ph2 development. It has \$4mm of Prop 1C funds (allocated to the City for this project) and \$2,250,000 in NOFA funds with a total development cost of \$52,552,589.

- *Supportive and Transitional Housing (Action 3.1.2)*

The Strategic Planning Division began the public hearings to further refine the Planning Code definitions and regulations for Transitional and Supportive Housing in 2015. In February 2016, the City Council adopted the new rules to fully comply with California Government Code Section 65583(a)(5).

- *Access to Low-Cost Financing For Home Purchase (Action 3.5.2)*

In 2015, the City of Oakland continued the Mortgage Assistance Program (MAP) to provide financial assistance to 44 first time and re-entry homebuyers. The program disbursed \$2,761,848 in payment assistance loans to lower the barriers faced by low- and moderate-income households purchasing in our high cost market. The loans are used to arrive at an affordable and sustainable housing payment. The assistance loans carry a 3% simple interest rate and payments are deferred for the 30-year term. The program charges a \$200 application fee to borrowers receiving conventional first mortgage financing, \$0 for those using FHA. Six of the buyers leveraged Section 8 Housing Choice Vouchers with MAP to purchase their first homes.

- *Advocacy for State and Federal Financing (Action 5.2.1)*

City of Oakland staff worked with Enterprise Foundation in coordinating 8 applications to the Affordable Housing and Sustainable Community Program (Greenhouse Gas Reduction Funds aka Cap & Trade proceeds). Concept applications were submitted March 16<sup>th</sup> in response to the Strategic Growth Council/CA Housing and Community Development Notice of Funding Availability released in January 2016. Applications totaled nearly \$111 million (of that nearly \$68 million for Affordable Housing Developments). Invitations to submit a full application for funding consideration will be released the week of April 25<sup>th</sup>.

- *Housing Assistance Center (Action 6.1.4)*

In 2015, the Housing Assistance Center (HAC) helped dozens of low-income Oakland tenant households avoid displacement by connecting them with financial assistance from the City's nonprofit partners to secure or maintain rental housing. Among other services, the HAC provided case management and household budget counseling to these tenants at risk of displacement and assisted seniors with affordable housing applications. The HAC's community outreach partner Martin Luther King, Jr. Freedom Center provided housing resource information to over 5,000 Oakland homeowners and tenants by tabling at community events through the City. HAC staff referred over 50 homeowners and borrowers to legal services nonprofit partner Housing and Economic Rights Advocates, which served over 150 Oakland residents in 2015.

- *Re-Use and Rehabilitation of Historic Buildings (Action 7.4.5)*

In 2015, the City continued to encourage re-use and rehabilitation of historic buildings and materials. Policy 3.7 of the Historic Preservation Element requires that an applicant seeking demolition of a historic structure offer buildings for relocation prior to demolition. At least three houses were moved from development sites, and at least three others are still being offered for relocation. As house moves become more common, the multi-agency process required is working more efficiently. Also in 2015, plans were submitted for two innovative conversions of church buildings to residential units.

Seven properties (6 houses or flats and a church) were added to the City's Mills Act program in 2015, providing tax reductions to fund restoration and maintenance of the properties.

City staff continues to provide advice many times every day at the permit counter on cost-effective and historically appropriate maintenance, rehabilitation, and expansion of Oakland's older residential buildings.

**GENERAL PLAN ANALYSIS**

The 2015-2023 Housing Element is an Element of the Oakland General Plan. Review of the 2015 Annual Progress Report is a regulatory requirement, and does not constitute a General Plan Amendment.

**ENVIRONMENTAL DETERMINATION**


Consideration of the 2015 Annual Progress Report does not constitute a project under the California Environmental Quality Act (CEQA). For the adoption of the 2015-2023 Housing Element, the City adopted CEQA Addendum to evaluate the potential impacts, and found that no further or additional CEQA review was required.



**RECOMMENDATIONS:**

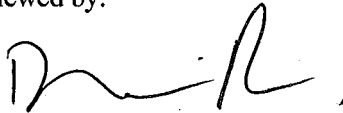
Staff recommends that the Planning Commission receive oral testimony and written comments from members of the public, provide input on the 2015 Housing Element Annual Progress Report, and forward the report to City Council.

Prepared by:



DEVAN REIFF, AICP  
Planner III

Reviewed by:



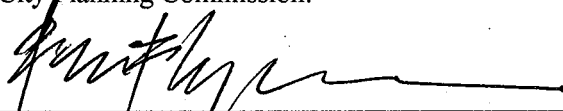
ED MANASSE  
Strategic Planning Manager

Reviewed by:



Darin Ranelletti, Deputy Director  
Bureau of Planning

Approved for forwarding to the  
City Planning Commission:



RACHEL FLYNN, Director  
Department of Planning and Building

**ATTACHMENTS:**

- A. 2015 Housing Element Annual Progress Report
- B. November 18, 2015 Planning Commission Director's Report
- C. City of Oakland 1999-2006 Housing Element Annual Progress Report table of production

ANNUAL ELEMENT PROGRESS REPORT  
 Housing Element Implementation  
 (CCR Title 25 §6202 )

Jurisdiction City of Oakland

Reporting Period 1/1/2015 - 12/31/2015

Table A  
 Annual Building Activity Report Summary - New Construction  
 Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4			5	5a	6	7	8
			Affordability by Household Income:							
Project Identifier (may be APN No, project name or address)	Unit Category	Tenure (R= renter O= owner)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions		
11th & Jackson "Prosperity Place"	5+	R	40	30		1	71	TCAC, OHA, HOME, HCD-IIG	Deed Restricted Units	
9400 International Blvd	5+	R	58			1	59	TCAC, OHA, Low/Mod	Deed Restricted Units	
(9) Total of Moderate and Above Moderate from Table A3			98	30	0	2	130			
(10) Total by Income Table A/A3			98	30		2	130			
(11) Total Extremely Low-Income Units*			22							

\*Note: These fields are voluntary

Jurisdiction City of Oakland  
 Reporting Period 1/1/2015- 12/31/2015

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant

to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program, its housing element, to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1).

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\*Note: This field is voluntary

Table A3  
 Annual building Activity Report Summary for Above Moderate-Income Units  
 (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	No. of Units Permitted for Above Moderate	68	25	548			

\*Note: This field is voluntary

Table B  
Regional Housing Needs Allocation Progress  
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	98									98	1,961
	Non-deed restricted											
Low	Deed Restricted	30									30	2,045
	Non-deed restricted											
Moderate	Deed Restricted										0	2,815
	Non-deed restricted											
Above Moderate			643								643	7,173
Total RHNA by COG. Enter allocation number:											771	
Total Units		771									771	13,994
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Note: Units (affordable and market-rate) permitted to be built in non-residentially zoned sites: 474 units

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	Name of Program	Action	Timeframe in H.E.	Status of Program Implementation		
<b>Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups</b>								
<b>Policy 1.1: Priority Development Areas - Housing Program</b>	1.1.1 Site Identification	Keep updated inventory on the City's website, 2016-2023		This is on the workplan of the Strategic Planning Division for 2016.		1.1.2 Expedited Review	Ongoing, 2015-23	Senior Planners in the Bureau of Planning continue to process planning entitlement applications for larger developments in Downtown Oakland. In 2016, more staff is being added to the Bureau of Planning to help process entitlements more quickly.
	1.1.3 Streamline Environmental Review	Ongoing, 2015-23		1) In July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review. 2) The City continues to rely on the EIRs adopted for recent Specific Plans when reviewing the CEQA impacts of individual developments. In many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process. 3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and attended workshops, for a streamlined approach to the review of transportation impacts, and began to work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743.		1.1.4 International Blvd Community Revitalization Without Displacement Incentive	Policy development starting 2014-15	In 2015 the Oakland Sustainable Neighborhood Initiative engaged in meetings focusing on leadership development, collaborative coordination, housing, transportation, and economic development in the International Blvd Corridor. Following are outcomes from 2015: 1) Support for the Int'l Blvd Bus Rapid Transit (BRT) project and input from community stakeholders on mitigation measures for local small businesses and residents; 2) Identification of opportunity sites and development of affordable housing by local non-profit developers; 3) Increased focus on the health and well-being of Int'l Blvd corridor residents through partnerships with local churches and non-profit community healthcare providers; 4) Trained and engaged 21 Community Planning Leaders (CPLs) who inform Collaborative decision-making and share project information with their respective neighborhood residents; 5) Identified catalyst projects and seeking additional resources to bring them to fruition, and 6) continued engagement of public and private funders and investors in the Corridor project.
	1.1.5 Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA	2015-2017		In July 2015, the city began the process of developing a Specific Plan for Downtown Oakland (which includes the entire Downtown and Jack London Square PDA). As part of the Downtown Plan, micro-units are being considered in Downtown areas where they are currently prohibited.	<b>Policy 1.2 Availability of Land</b>	1.2.1 Land Inventory (Opportunity Sites)	Post to City's website within 90 days of adoption and final certification (by Cal HCD) of Housing Element (see also Table C-6)	Posted to the City's website, <a href="http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZoning/OAK045564">http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZoning/OAK045564</a> . As of March, 2016, the spreadsheet containing the sites had been downloaded 66 times, and the GIS data had been downloaded 29 times.

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
Policy 1.3 Appropriate Locations and Densities for Housing	1.3.1 Broadway Valdez Specific Plan (BVSP)	Ongoing, 2015-23	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Status Map" at: <a href="http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm">http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm</a>
	1.3.2 Lake Merritt Station Area Plan (LMSAP)	Ongoing, 2015-23	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map for LMSAP" at: <a href="http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm">http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm</a>
	1.3.3 West Oakland Specific Plan (WOSP)	Ongoing, 2015-23	In 2015, the City did not create an updated map of proposed West Oakland projects and developments under construction to the City's Specific Plan website. The City will create and post a map to the website in 2016. See "West Oakland Specific Plan" at: <a href="http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm">http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm</a>
	1.3.4 Coliseum Area Specific Plan (CASP)	Ongoing, 2015-23	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Coliseum Area Project Status Map" at: <a href="http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm">http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm</a>
	1.3.5 Central Estuary Area Plan (CEAP)	Ongoing, 2015-23	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Area Status Map for CEAP" at: <a href="http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm">http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZonings/Plans/index.htm</a>
	1.3.6 Promote new housing opportunities in the Estuary Area	Ongoing, 2015-23	The Brooklyn Basin project, formerly "Oak to Ninth," broke ground with site work in 2015. Regarding the affordable housing requirement of this project, City of Oakland purchased the designated affordable housing site in August 2014. The seller of the land conducted environmental remediation work on the site into 2015. The 2006 Development Agreement with the Brooklyn Basin developer (now Zarsion Oakland Harbor Partners) provides that the developer is responsible for proposing the affordable housing developer. In mid-2015, the developer proposed MidPen Housing Corporation, which the City accepted, since MidPen is a reputable nonprofit affordable housing developer with extensive development experience in the Bay Area. The selection of MidPen brings forth a uniquely qualified partner that is one of Northern California's largest nonprofit developers. MidPen has a proven track record of successfully developing over 7,500 affordable homes, and, with over 30 employees in its development team, it has ample resources and experience to undertake planning, community outreach, entitlements and financing. MidPen, the City and the Oakland Housing Authority have been working in collaboration with each other and the Oak to 9th Community Benefits Coalition to develop a feasible phasing plan for building the 465 units of affordable housing called for in the Development Agreement.
Policy 1.4 Secondary Units	1.4.1 Secondary Unit - Parking Solutions	2014-2016	In 2015, the City started the public process to adopt revisions to its Secondary Unit regulations, with the intent of reducing barriers to Secondary Unit development - particularly existing parking requirements. In 2016, the City Council adopted the new rules to allow tandem parking in all zones, except S-11 or S-12, and to not require any additional parking for Secondary Units located within 1/4 mile of a BART Station, BRT Station, Rapid Transit line, or Major Transit Stop.

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
	1.4.2 Secondary Unit - Setback Solutions	2014-2016	The Secondary Unit regulation revision process that began in 2015, and concluded in 2016 with adoption of new regulations by City Council included the following new side and rear yard setback regulations: New Secondary Units are now allowed up to 4 feet from the side and rear lot line if located within 35 feet of the rear property line, and existing accessory structures located outside of the front yard setback are allowed to convert into a Secondary Unit - regardless of any existing nonconformity as to side setback, rear setback, or height - as long as any existing nonconformity is not increased; the floor area does not exceed the maximum allowed, and the minimum parking requirement (if any) can be met on site.
Policy 1.5 Manufactured Housing	1.5.1 Factory Built Housing	Ongoing, 2015-23	The City continues to permit manufactured housing designed to meet California Building Code, in single family residential districts.
Policy 1.6 Adaptive Reuse	1.6.1 Live/Work Conversions	Ongoing, 2015-23	The City continues to permit live/work conversions.
Policy 1.7 Regional Housing Needs	1.7.1 Accommodate 14,765 New Housing Units	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the Housing Element identified sites with the capacity and the regulatory program to allow more units than the Regional Housing Needs Allocation for Oakland. See Table B for details on building starts in calendar year 2015.
<b>Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households</b>			
Policy 2.1 Affordable Housing Development Programs	2.1.1 New Construction and Substantial Rehabilitation Housing Development Program	Ongoing, 2015-23	In 2015, Housing staff decided to use funds available for affordable housing to address new construction as well as rehabilitation/preservation of existing affordable housing. The City of Oakland awarded \$5,000,000 for new construction projects and \$2,000,000 for one rehabilitation/preservation project in the 2014-15 Notice of Funding Availability (NOFA) round. In the fall of 2015, a NOFA was released for the development of New Construction of Affordable Housing. Staff is proposing addressing Rehabilitation of existing properties with an over-the-counter loan program. Awards of Housing Funds and establishment of new programs will be determined in 2016.
	2.1.2 Housing Predevelopment Loan and Grant Program	Ongoing, 2015-23	In Calendar year 2015, the City of Oakland did not award any predevelopment loans.

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Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
	2.1.3 Utilize Public Housing Resources for New Development	Ongoing, 2015-23	Under MTW authority, Oakland Housing Authority (OHA) promotes development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. During 2015, OHA completed construction on Lakeside Senior and placed 91 new units in service. Additionally, OHA continued construction on 68 units of new family housing at Ave Vista and 98 units of family housing at Prosperity Place (11th and Jackson). These units are in high opportunity, economically vibrant locations affording the families access to thriving mixed income communities. Pre-development of 69 units at the 94th and International site was started and OHA contributed a residual receipt loan to the project.
Policy 2.2 Affordable Homeownership Opportunities	2.2.1 First Time Homebuyer Programs	Ongoing, 2015-23	In calendar year 2015, the City Assisted 46 households to purchase their first home by providing deferred payment loans. Of the 46, 44 households purchased market-rate units using the City's down payment assistance program and 2 households purchased affordable homeownership units supported by City development funding—2 units at Brookfield Court (using CA-HCD BEGIN funds). Of the 46 households served, 14 households received more than one first time homebuyer loan product (City loan + other assistance to further leverage City funding). An additional 3 HUD defined low and moderate income households purchased NSP homes. The city provided funding and worked with a nonprofit developer to acquire and rehabilitate foreclosed and blighted homes. Service levels vary by homebuyer applications and program funds availability.
	2.2.2 Scattered-Site Single Family Acquisition and Rehabilitation Program	Program implementation beginning 2014-15	The Oakland Community Buying Program's Adminstrator Hello Housing is in process to purchase the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.
	2.2.3 Foreclosure Mitigation Pilot Loan Program	Program implementation beginning 2014-15	In 2015, the City continued its comprehensive approach to foreclosure prevention, which includes connecting community outreach with legal services and financial assistance to tenants and homeowners. There is no update on the distressed notes program.
	2.2.4 Community Buying Program	Program implementation beginning 2014-15	The Oakland Community Buying Program's Administrator Hello Housing is in process to purchase the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.
	2.2.5 Home Preservation Loan Program	Program implementation beginning 2014-15	In 2015, the Home Preservation Loan Fund provided financial assistance to 16 Oakland homeowner households to avoid foreclosure or other home loss and stay in their homes.
Policy 2.3 Density Bonus Program	2.3.1 Density Bonus Ordinance	Ongoing, 2015-23	The City continues to implement the City's density bonus and incentive ordinance, in Section 17.107 of the Oakland Planning Code.
Policy 2.4 Permanently Affordable Homeownership	2.4.1 Community Land Trust Program	Ongoing support and expansion of Land Trust as funds are available	The City and Oakland Community Land Trust have sold the last remaining home acquired and rehabilitated as part of the initial pilot program funded under NSP-1. The City will explore other opportunities and continued partnership with the Oakland Community Land Trust.



Table C  
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Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
2.4.2 Resale Controls		Ongoing, 2015-23	City HCD-Housing Development Services section closed a loan with Habitat for Humanity East Bay/Silicon Valley to acquire and rehabilitate 5 single family homes. The loan agreement requires units to remain affordable in perpetuity.
Policy 2.5 Seniors and Other Special Needs	2.5.1 Housing Development Program	Ongoing, 2015-23	In 2015, three housing developments were granted funds in which 21 of the 135 units have been designated to serve special needs populations. No senior housing developments were funded in 2015.
	2.5.2 Housing For Persons With HIV/AIDS	Ongoing, 2015-23	In fiscal year 2015, the HOPWA (Housing Opportunities for Persons with AIDS) program provided housing assistance to more than 154 persons living with HIV/AIDS and their families utilizing the housing first model. One hundred persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 643 households for HIV/AIDS housing and other services. 138 persons living with HIV/AIDS received supportive services. Sixteen new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 175 units.
	2.5.3 Accessible Units in New Federally-Assisted Housing	Ongoing, 2015-23	The City of Oakland continues to comply with regulations governing the use of federal funds for affordable housing developments. According to HUD Section 504, all City housing development projects receiving federal funds are required to construct and set aside units to be occupied by persons with disabilities. This means that at least five percent of federally funded newly constructed units will be available to persons with physical disabilities and two percent of units to persons with auditory or visual disabilities.
Policy 2.6 Large Families	2.6.1 Housing Development Program	Ongoing, 2015-23	In 2015, 55 large family housing units (i.e. units with 3 or more bedrooms) were awarded through the 2014-2015 Notice of Funding Availability for Affordable Rental.
Policy 2.7 Expand Local Funding Sources	2.7.1 Jobs/Housing Impact Fee	Ongoing, 2015-23	In fiscal years 2013-14 and 2015-16, \$396,645.75 has been collected in Jobs/Housing Impact Fees. No fees were collected in FY 2014-15.
	2.7.2 Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing	Ongoing, 2015-2023	In 2015, with adoption expected in 2016, the City commissioned a Nexus study for affordable housing, transportation, and infrastructure impact fees.

Table C  
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Name of Program	Action	Timeframe In H.E.	Status of Program Implementation
	2.7.3 Sale of City-Owned Property for Housing	Ongoing, 2015-23	<p>There are two types of City-owned property that could be possibly available for affordable housing development: 1) City surplus properties and 2) the City's Housing and Community Development Department site acquisition properties. The City's surplus properties are disposed of by the City's Economic and Workforce Development Department--Real Estate Division. The City's Long Range Property Management Plan that addresses the disposition and use of real properties previously owned by the redevelopment agency was approved 5/20/14. This plan identified 10 properties owned by the former Redevelopment Agency with a plan for their disposition to the City's Housing and Community Development Department. Disposition or management plans for those properties are required to have annual reports posted on the City's website per SB 341. Those reports can be found here: <a href="http://www2.oaklandnet.com/Government/ohcd/s/DA/d/D/0V/D0008690">http://www2.oaklandnet.com/Government/ohcd/s/DA/d/D/0V/D0008690</a>. Additionally, the City's Housing and Community Development Department manages properties under its site acquisition program that are present in the Housing Element 2015-23 Table C-4. Depending on limited staff time, these properties will all be RFP'd in the coming years as staff are available to manage this process.</p>
	2.7.4 Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds")	Beginning in 2015 and ongoing, 2015-23	<p>The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-incremental funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis. Total funds set-aside will begin to be reported in 2016 once the City's FY 2015-16 has been fully reconciled.</p>
Policy 2.8: Rental Assistance	2.8.1 Expansion of Section 8 Vouchers	Ongoing, 2015-23	<p>During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new allocation of forty four section 8 vouchers for the Northgate Terrace development to serve additional low-income families.</p>
	2.8.2 City of Oakland Rental Assistance Program	Ongoing as funds are available, 2015-23	<p>The Oakland Tenant Rescue Fund has provided rental assistance to 68 low-income tenant households impacted by foreclosure-related housing issues.</p>

Table C  
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Program Description (By Housing Element, Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element	Housing Programs Progress Report - Government Code Section 65583.	Status of Program Implementation
Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
Policy 2.9: PATH Strategy for the Homeless	2.9.1 Provide outreach programs to those who are homeless or in danger of becoming homeless	Ongoing, 2015-23	The City of Oakland's Homeless Mobile Outreach Program is operated by the agency Operation Dignity (OD). OD serves homeless persons living in encampments, in individual sites or in groups, offers harm reduction services including food and survival supplies, outreach and resource referrals, and housing focused case management. Outreach is an access point to the City's housing and service resources (shelter, transitional housing, rapid re-housing and supportive housing) for the unsheltered homeless to attain more stable living situations. In FY 14/15, OD handed out over 20,000 units of harm reduction which includes but is not limited to: blankets, hygiene kits, food, water, and coats. (Does not reflect the total number of individuals they engaged, units of service are supplies), 499 unduplicated clients were entered into HMIS, and an estimated 1000 total unduplicated individuals were served.
	2.9.2 Support programs that help prevent renters from becoming homeless	Ongoing, 2015-23	In FY 2014-15, the City did not provide any specific homelessness prevention funding. However, 125 households were assisted in maintaining their housing with housing subsidies and services within the OPRI (Oakland PATH Rehousing Initiative) program.
	2.9.3 Provide shelter programs to the homeless and special needs populations	Ongoing, 2015-23	In FY 2015, the City funded 51,060 year-round shelter bed nights to 575 unduplicated homeless clients. The year-round shelter beds are operated by East Oakland Community Project's Crossroads shelter which is low barrier emergency housing shelter that can serve up to 145 individuals a night including pods for 5 families, 10 beds and services for medical respite clients, accommodations for disabled persons, and single adults. Program elements include individualized case management to assist clients in becoming self-reliant, life skills training groups, health care connections, mental health, and substance abuse counseling, access to permanent housing and job/career counseling, and three meals. In 2015, there was a variety of inclement weather responses including warming centers St. Vincent de Paul in Oakland and the Henry Robinson Multi-Service Center with a capacity of serving 40 individuals. The warming centers operated at Saint Vincent's and the Henry were open a total of 27 days and served 488 duplicated clients. In addition to the warming center the City helped to fund 25 winter shelter beds for homeless seniors aged 55 and older at St. Mary's Center and 8 dedicated beds for high-need homeless individuals at East Oakland Community Project's Crossroads shelter. There were 4,081 total bed nights offered throughout the inclement weather season, Crossroads and St. Mary's collectively served 35 unduplicated clients.
	2.9.4 Provide transitional housing programs to those who are ready to transition to independent living	Ongoing, 2015-23	In FY 2015, 375 households including youth and families received transitional/supportive housing and services, of which 202 (75% of clients) exited the program into permanent housing. The model of transitional housing has shifted and programs now try to move residents into permanent housing within 6 months rather than 24 months.
	2.9.5 Support development of permanent housing affordable to extremely low income households	Ongoing, 2015-23	The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. EveryOne Home represents an opportunity to coordinate actions and policies to benefit the extremely low income and homeless populations in many areas including the development of affordable housing for extremely low income individuals. The City continues to advocate for the development of affordable housing for those individuals between 0%-15% AMI.

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Action	Timeframe in H.E.	Status of Program Implementation
	2.9.6 Coordinate actions and policies that affect the extremely low income population of Alameda County	Ongoing, 2015-23	<p>Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p> <p>The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. EveryOne Home represents an opportunity to coordinate actions and policies to benefit the extremely low income and homeless populations. HSD also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness, Housing California, Corporation for Supportive Housing, East Bay Housing Organizations, and other federal and state initiatives to end homelessness.</p>
	2.9.7 Advocate for policies beneficial to the extremely low income and homeless populations of Oakland	Ongoing, 2015-23	<p>The City advocates for policies and funding to benefit the homeless and low income populations. Such work has resulted in access to project based vouchers to support persons served under the City's OPRI program, providing housing subsidies, assistance and intensive case management to serve homeless populations which include those living in homeless encampments, leaving the foster care system, and those reentering from criminal detention institutions.</p>
	2.9.8 Sponsor-based Housing Assistance Program	Ongoing, 2015-23	<p>In 2015, OHA continued its partnership with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative, leveraging the expertise and experience of the non-profit, community-based service providers to provide rental assistance through rental subsidies, utility assistance, security deposits and other services to hard to house individuals who come from homeless encampments, are exiting the criminal justice system and emancipated foster youth. During 2015, OHA served approximately 135 households.</p>
Policy 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community	2.10.1 Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty	Ongoing, 2015-23	<p>The 2015 Notice of Funding Availability for Affordable Rental and Ownership Housing included a 5-point bonus incentive for rental projects located in census tracts with poverty rates below the City average and a 5-point bonus incentive for ownership projects located in census tracts with homeownership rates below the City average.</p>
Policy 2.11: Affordable Housing Preference for Oakland Residents and Workers	2.11.1 Oakland Resident and Worker Housing Preference Policy Resolution	Ongoing enforcement, 2015-23	<p>The implementing regulations for the Oakland Resident and Worker Preference Policy for Affordable Housing were approved by the City Administrator in early 2010. City-funded developers are provided both the Policy and the Certification in the City's marketing and management planning documents that are attached as exhibits to the regulatory agreement. As a part of the final review/approval of a developer's marketing and management plans, property management are required to comply with this policy to the extent that other funding sources for the housing project permit such a policy.</p>
Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups			
Policy 3.1: Expedite and Simplify Permit Processes	3.1.1 Allow Multifamily Housing	Ongoing, 2015-23	<p>Multi-family housing continues to be permitted in Oakland, with the adoption of the Citywide Zoning Update in April 2011, the areas of the City where multifamily housing can be built expanded significantly.</p>

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Action	Timeframe in HE	Status of Program Implementation
	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 55583.	
	3.1.2 Special Needs Housing	Transitional and Supportive Housing review and update: By December 2015 Allowing Emergency Shelters By-Right: Ongoing, 2015-23	In 2015, the City began the public hearings to further refine the Planning Code definitions and regulations for Transitional and Supportive Housing. In February 2016, the City Council adopted the new rules to fully comply with California Government Code Section 55583(a)(5).
	3.1.3 Discretionary Permits	Ongoing, 2015-23	In 2015, the Planning and Zoning Division continued to use standard procedures for design review of all new housing (and other discretionary permit processes). In 2015, the Planning and Zoning Division started the legislative process to further amend the Oakland Planning Code, to ensure that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone to comply with SB2. The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability.
	3.1.4 "One-Stop" Permit Process	Ongoing, 2015-23	This process continues to be implemented within the Bureaus of Planning and Building.
	3.1.5 Assign Priority to Affordable Housing	Ongoing, 2015-23	This process continues to be implemented. Permit applications for affordable housing developments, as with other multi-family projects, are "deemed complete" within 30 days of submittal.
	3.1.6 Expedite Environmental Review	Ongoing, 2015-23	CEQA exemptions are used for development projects where appropriate. See detailed response in Action 1.1.3.
	3.1.7 Secondary Units	2015-2016	In 2015, the City started the public process to adopt revisions to its Secondary Unit regulations, with the intent of reducing regulatory barriers to Secondary Unit development - particularly existing parking and setback requirements. In 2016, the City Council adopted the new rules. (See also detailed response in Actions 1.4.1 and 1.4.2).
Policy 3.2: Flexible Zoning Standards	3.2.1 Alternative Building Code Standards	Ongoing, 2015-23	This program continues to be implemented.
	3.2.2 Planned Unit Development Zoning	Ongoing, 2015-23	This program continues to be implemented.
	3.2.3 Flexible Parking Standards	2014-2017	In 2015, staff began public outreach through community meetings to propose new parking standards, including innovative parking reduction options (such as un-bundling, car sharing spaces, etc). An ordinance amending the City's 1965 Planning Code parking standards is expected to be in public hearings during 2016.

Table C  
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Name of Program	Action	Timeframe In H. E.	Status of Program Implementation
Policy 3.3: Development Fees and Site Improvement Requirements	3.2.4 Reduced Open Space Requirements	2014-2017	In 2015, the City began the process of developing a specific plan for downtown Oakland and the Jack London District. As part of that planning process, the current open space standards applicable to downtown and the Jack London District will be evaluated and considered for amendment.
Policy 3.4: Intergovernmental Coordination	3.3.1 Project Review Process and Development Agreements	Ongoing, 2015-23	This program continues to be implemented.
	3.3.2 Development Fees	Ongoing, 2015-23	In 2015, the City commissioned a Nexus study for affordable housing, transportation, and infrastructure impact fees. Adoption of impact fees is expected in 2016.
	3.4.1 Multiple Agency Reviews	Ongoing, 2015-23	The Oakland Housing Authority (OHA) utilized the City of Oakland Notice of Funding Availability (NOFA) competitive process to award new project-based voucher assistance to 21 units.
	3.4.2 Allocation of Project-based Section 8 Units	Ongoing, 2015-23	OHA allocated 21 project-based vouchers to units in two qualifying developments (Redwood Hill Townhomes and 3706 San Pablo Ave.) using the City of Oakland Notice of Funding Availability (NOFA) competitive process.
Policy 3.5: Financing Costs	3.5.1 Access to Low-Cost Financing for Development	See Housing Programs Under Goal 2	In 2015, Awarded \$7M in residual receipt loans to developer to create 115 new affordable housing units and rehabilitate 20 affordable housing units. Loans have a 3% simple interest rate. Payment of principal and interest are due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee. All loans are due at the end of the 55 year term or upon transfer.
	3.5.2 Access to Low-Cost Financing For Home Purchase	See Action 2.2.1	In 2015, the City of Oakland continued the Mortgage Assistance Program (MAP) to provide financial assistance to 44 first time and re-entry homebuyers. The program disbursed \$2,761,948 in payment assistance loans to lower the barriers faced by low- and moderate-income households purchasing in our high cost market. The loans are used to arrive at an affordable and sustainable housing payment. The assistance loans carry a 3% simple interest rate and payments are deferred for the 30-year term. The program charges a \$200 application fee to borrowers receiving conventional first mortgage financing, \$0 for those using FHA. Six of the buyers leveraged Section 8 Housing Choice Vouchers with MAP to purchase their first homes.
Policy 3.6: Environmental Constraints	3.6.1 Remediation of Soil Contamination	Investigate potential funding sources	The City no longer operates the Brownfield Program due to lack of staffing and the difficulties of seeing positive returns on environmentally-challenged small infill brownfield sites. As private development projects are proposed, clean up actions may be undertaken, as required, based on environmental site assessment. City staff will explore the needs and possibility to apply for these grants for the Brooklyn Basin site if necessary.

Table C

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Name of Program	Action	Timeframe in H.E.	
<p><b>Policy 3.7: Community Outreach and Education</b></p>	<p>3.7.1 Community Outreach Program</p>	<p>Ongoing, 2015-23</p>	<p>During 2015, as part of its proposal to adopt development impacts fees, the City convened a stakeholder group, which met 6 times during 2015, made up of members from the affordable housing communities, as well as stakeholders for parks, libraries, transportation, and developers. Further in 2015, the City made presentations about the Impact Fee Nexus Study and Economic Feasibility Analysis process to the following groups: 1) Oakland Chamber of Commerce, 2) Oakland Builders Alliance (OBA), 3) affordable housing advocates that included East Bay Housing Organizations (EBHO), 4) Keeping Oakland Affordable forum held by TRANSFORM, and 5) Oakland Community Investment Alliance (OCIA). The Downtown Plan (a specific planning process for downtown Oakland and the Jack London District) also had several public meetings and channels where the need for preserving and creating new affordable housing was addressed. Additionally, the City's Housing and Community Development Department's CDBG Division wrote its 5-Year Consolidated Plan an intensive update to the Analysis of Impediments to Fair Housing. For the 5-year Consolidated Plan an intensive Citywide Community and neighborhood Needs Assessment was conducted. The assessment efforts gathered community input from those who live and work in Oakland on the priorities and resource allocations for federal HUD funds over the next 5 years. There were two community meetings held and a survey circulated both in hard copy and online formats in three languages (English, Spanish, and Chinese characters). There were 1,346 responses to the survey. Other organizations that were solicited for comments and input included East Bay Housing Organizations, City Council constituents (via City Council member's email lists), Community Development District board members, and Community Development Partnership.</p>
<p><b>Goal 4: Conserve and Improve Older Housing and Neighborhoods</b></p>			
<p><b>Policy 4.1: Housing Rehabilitation Loan Programs</b></p>	<p>4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing</p>	<p>Ongoing, 2015-23</p>	<p>The City will continue to provide rehabilitation loans to moderate-, low-, and very low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, through existing Rehabilitation Programs.</p>
	<p>4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units</p>	<p>Ongoing, 2015-23</p>	<p>The City will continue to provide rehabilitation loans to moderate-, low-, and very low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, through existing Rehabilitation Programs.</p>
<p><b>Policy 4.2: Blight Abatement</b></p>	<p>4.2.1 Anti-Blight Programs</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, Neighborhood Preservation Division responded to 2,474 neighbor complaints of property maintenance and cleaned 75 blighted properties.</p>
	<p>4.2.2 Housing Code Enforcement</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, Neighborhood Preservation Division responded to approximately 1,975 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law).</p>

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Name of Program	Action	Timeframe in H.E.	
	4.2.3 Problem Properties Program	Ongoing, 2015-23	In 2015, the City abated 9 properties for property and building maintenance issues.
	4.2.4 Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program	Ongoing, 2015-23	Since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was strengthened to include defaulted properties in the fall of 2012, over 3000 foreclosed or defaulted properties have been registered. Approximately 700 remain active. Eighty percent of these are in default and the remainder are bank owned. Since September 2012, lenders have abated code violations for over 150 complaint cases, including abandoned properties in default. The City has collected over \$480,000 in penalty assessments for delayed abatement, \$2.1M in registration penalties, and \$380,000 in registration fees. Of this revenue, \$938,000 has been directed towards foreclosure outreach, prevention and mitigation efforts to benefit homeowners and tenants affected by the foreclosure crisis.
	4.2.5 Tax Default Properties Program	Ongoing, 2015-23	The Oakland Community Buying Program's Administrator Hello Housing is in process to purchase the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.
	4.2.6 Investor-owned Property Registration, Inspection and Maintenance Program	Ongoing, 2015-23	Designed to manage the downstream affects of foreclosure, since March of 2013, the Investor-owned Property Registration, Inspection and Maintenance Program has facilitated the rehabilitation of 164 properties through enforcement of the registration and City inspection required by OMC 8.58. About 40 cases are in the process of permitting and abatement. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell.
Policy 4.3: Housing Preservation	4.3.1 Historic Residential Building Relocation	Ongoing, 2015-23	Two houses relocated from development sites in 2015 - a c.1904 cottage from a private development project at the foot of 29th Avenue to a privately owned parcel on East 15th Street where it replaces a house recently destroyed by fire, and a c.1930 house moved from the site of Children's Hospital expansion at 52nd Street and Martin Luther King Jr. Way to a privately owned site across MLK. Advertising efforts are in progress for at least 3 other houses. The requirement to offer displaced houses for moving (Historic Preservation Element Policy 3.7) is being more consistently enforced by Planning.
	4.3.2 Housing Repairs for Seniors and People with Disabilities	Consider funding program in next Housing Element Program Round, Planning Bureau	The City currently provides rehabilitation loans and grants to moderate-, low-, and very low-income homeowners including senior and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications. Program availability is contingent on funding availability.  A specific program targeting only low income senior would require additional funding sources for implementation.



Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
	4.3.3 Access Improvement Program	Ongoing, 2015-23	The City will continue to provide Access Improvement grants to low and extremely low income homeowners and tenants contingent of funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.
	4.3.4 Scattered-site Single Family Acquisition and Rehabilitation Program	Program implementation beginning 2014-15	The Oakland Community Buying Program's Administrator Hello Housing is in process to purchase the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.
	4.3.5 Continuing Implementation of Mills Act Contracts	Ongoing, 2015-23	The City entered into Mills Act contracts with owners of seven additional properties in 2015, bringing the total number of contracts to 41. Six of the seven new contracts are for owner-occupied houses in West Oakland and neighborhoods near Lake Merritt, and work programs include work on foundations, roofing, stairs, and windows, as well as restoration of historic features.
	4.3.6 Rehabilitating Public Housing	Ongoing, 2015-23	Roof repairs were completed at the Hamson Tower senior public housing site and the Perilla Villa public housing site located in West Oakland. Security cameras were installed at Lockwood Gardens, a large public housing development, to increase safety and security for residents and facilitate crime resolution.
	4.3.7 Proactive Rental Inspection Policy	Program implementation beginning 2014-15	In 2015, the City of Oakland launched the Safe Housing Inspection Program that combines the efforts and resources of the Oakland Fire Department and the Oakland Department of Planning & Building. The program is designed to protect tenants and landlords by allowing fire officials to make referrals to the Planning & Building Department about the habitability and life safety issues they see during routine fire inspections. The program is also significantly expanding routine fire inspections to include individual apartments, not just common areas and building exteriors. Since this effort was launched in late 2015, there were 9 buildings inspected by the Fire Department. Of those buildings (147 units) that were inspected. Of those units inspected, there were 21 units referred to the code enforcement division. Of those 21 units, 7 violations were verified. There is a small sample size of this program. The metrics for building code violations are expected to increase as more inspections are performed.
	4.3.8 Millgate Loss of Units Demolished by Public or Private Actions	Program implementation beginning 2015	This regulation, located in the Planning Code Section 17.102.230, was not changed in 2015.

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Name of Program	Action	Status of Program Implementation
	Timeframe in H.E.	
	4.3.9 Seismic Safety Retrofit Policy	<p>Program implementation beginning 2015</p> <p>ABAG is working with the City of Oakland's Safer Homes Through Seismic Retrofits Program to identify and strengthen soft-story multi-unit buildings vulnerable to collapse in earthquakes. In 2008, Oakland surveyed its multi-family buildings with five or more units and in 2009 Oakland passed an ordinance that required the owners of these buildings to complete a simple evaluation of the ground floor. Phase 1 of the project identified and evaluated 1,380 potential soft-story buildings. Phase 2 of the program got underway in the Fall of 2014, with the goal of performing engineering evaluations and retrofitting buildings that lack adequate strength to resist shaking. In 2016, more data and information on this program is expected as efforts to develop the program proceed.</p>
<p>Policy 4.4: Anti-Displacement Of City Of Oakland Residents</p>	<p>4.4.1 Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations</p>	<p>FY 2014-15</p> <p>In 2016 updates to Ellis Act relocations requirements will be considered.</p>
<p>Goal 5: Preserve Affordable Rental Housing</p>		
<p>Policy 5.1: Preservation of At-Risk Housing</p>	<p>5.1.1 Monitoring and Preservation</p>	<p>Annual, 2015-23 City will identify projects at highest-risk each year (that could convert within the next 24 months)</p> <p>There were no opt-outs in 2015.</p>
	<p>5.1.2 Contact With Owners of At-Risk Buildings</p>	<p>In 2014, an extensive review of existing affordable housing developments at-risk of loss to the supply was conducted for the 2015-23 Housing Element planning period. Results of this research can be seen in Chapter 3 of this document that was adopted December 2014.</p>
	<p>5.1.3 Financial Assistance for Preservation Projects</p>	<p>Ongoing, 2015-23</p> <p>There were no affordable housing in need of being preserved that received funds in the 2015-2016 NOFA.</p>
	<p>5.1.4 Project Based Section 8 Assistance</p>	<p>Ongoing, 2015-23</p> <p>OHA completed rehabilitation of approximately 63 units of project-based voucher affordable housing to include modernization and upgrades to units to make them comparable or better than market rate units in the same area. Using MTW authority, OHA is allowed to modify the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding such as in low income housing tax credit programs. These modified standards allowed 6 families to remain housed after family composition changes.</p>

Table C

## Program Implementation Status

Program Description (By Housing Element Program Names)	Action	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
	5.1.5 Local Non-traditional Housing		Ongoing, 2015-23	Through the partnerships established with the Alameda County Sheriff's Office and other service providers, OHA provides service enriched transitional housing to mothers exiting the criminal justice system. During 2015, 9 households were served through the Maximizing Opportunities for Mothers to Succeed (MOMS) program. OHA partnered with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative through the Sponsor Based Housing Assistance Program (SBHAP), leveraging the expertise and experience of the non-profit, community-based service providers to provide rental assistance through rental subsidies, utility assistance, security deposits and other services to hard to house individuals who come from homeless encampments, are exiting the criminal justice system and emancipated foster youth. During 2015, OHA served approximately 135 households through SBHAP.
Policy 5.2: Support for Assisted Projects with Capital Needs	5.2.1 Advocacy for State and Federal Financing		Ongoing, 2015-23	The City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs. Unfortunately, Federal grant programs have been cut substantially and State bond funds have been exhausted. The City will support efforts to establish a permanent source of financing for affordable housing.
	5.2.2 Funding for Capital Needs-- Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings)		Ongoing, 2015-23	In 2015, Awarded a \$2M loan to assist with the rehabilitation of 20 units of affordable housing.
Policy 5.3: Rent Adjustment Program	5.3.1 Rent Adjustment Ordinance		Ongoing, 2015-23	In 2015, the amendments to the Rent Adjustment Ordinance that capped rent increases at tenant percent further advanced the goal of the Ordinance to stabilize rents in Oakland.
	5.3.2 Just Cause for Eviction Ordinance		Ongoing, 2015-23	In 2015, the Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance. The Purpose of the Ordinance is to protect tenants against arbitrary, unreasonable, or retaliatory evictions.
	5.3.3 Ellis Act Protections Ordinance		Ongoing, 2015-23	In 2015, the Rent Adjustment Program continued to enforce the Ellis Act Protections Ordinance. There was a significant increase in Ellis Act filings. In 2014, there were four (4) Ellis Act filings. However, in 2015, there were 17 filings, more than any year since the enactment of the Ordinance.
Policy 5.4: Preservation of Single Room Occupancy Hotels	5.4.1 Residential Hotel Conversion/Demolition Protections		Ongoing, 2015-23	Planning Code section 17.102.230 was not updated or changed in 2015.
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use	5.5.1 Residential Property Conversion Ordinance		Ongoing, 2015-23	Planning Code section 17.102.230 was not updated or changed in 2015.
Policy 5.6: Limitations on Conversion of Rental Property to Condominiums	5.6.1 Condominium Conversion Ordinance		FY 2014-15	No adjustments to this policy was considered by City Council in 2015.

Table C  
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Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
<p><b>Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing</b></p>	<p>5.7.1 Rehabilitation of Public Housing Units</p>	<p>Ongoing, 2015-23</p>	<p>OHA completed building and site renovation and unit rehabilitation including landscaping improvements for the Project-Based Voucher portfolio owned by the Oakland Affordable Housing Preservation Initiative. Roof repairs were completed at the Hanson Tower and Peralta Villa public housing site. Security cameras were installed at Lockwood Gardens, a large public housing development, to increase safety and security for residents and facilitate crime resolution.</p>
<p><b>Goal 6: Promote Equal Housing Opportunity</b></p>			
<p><b>Policy 6.1: Fair Housing Actions</b></p>	<p>6.1.1 Funding for Fair Housing Organizations</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, the City extended for one year the FY 2013-15 contract that funded four organizations providing tenant/landlord counseling and fair housing services. A reevaluation of this program will be considered for FY 2016-17.</p>
	<p>6.1.2 Housing Search Assistance for People with Disabilities</p>	<p>Ongoing, 2015-23</p>	<p>In 2013, the City's contract with a local organization to provide housing search assistance and counseling for the disabled population ended. In 2015, the City extended for one year all tenant/landlord counseling and fair housing services. Since there was no provider organization for housing search assistance for people with disabilities, there were no funds allocated for this program. A reevaluation of this program will be considered for FY 2016-17.</p>
	<p>6.1.3 Affirmative Fair Marketing</p>	<p>Ongoing, 2015-23</p>	<p>The 2015-2020 Analysis of Impediments for Fair Housing was completed in 2015. At the same time, the City rewrote its Affirmative Fair Marketing Procedures guidelines. All City-funded Housing Projects are required to submit marketing plans for review for compliance with the procedures.</p>
	<p>6.1.4 Housing Assistance Center</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, the Housing Assistance Center helped dozens of low-income Oakland tenant households avoid displacement by connecting them with financial assistance from the City's nonprofit partners to secure or maintain rental housing. Amongst other services, the HAC provided case management and household budget counseling to these tenants at risk of displacement and assisted seniors with affordable housing applications. The HAC's community outreach partner Martin Luther King, Jr. Freedom Center provided housing resource information to over 5,000 Oakland homeowners and tenants by tabling at community events through the City. HAC staff referred over 50 homeowners and borrowers to legal services nonprofit partner Housing and Economic Rights Advocates, which served over 150 Oakland residents in 2015.</p>
<p><b>Policy 6.2: Reasonable Accommodations</b></p>	<p>6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies</p>	<p>Ongoing, 2015-23</p>	<p>It is the policy of the City of Oakland to comply with the Americans with Disabilities Act and related state and federal laws protecting the civil rights of persons with disabilities in all of the City's programs, activities and services. This policy includes the making of reasonable program modifications whenever necessary to avoid discrimination on the basis of disability.</p>

Table C

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Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
	6.2.2 Publicize and Implement Reasonable Accommodations Policy and Procedures	Ongoing, 2015-23	In 2014, the City adopted a reasonable accommodations policy in the Planning and Zoning division, codified as Chapter 17.131 of the Oakland Planning Code. In addition, the ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing programs. The Division publishes information about City disability access policies on its website: <a href="http://www2.oaklandnet.com/Government/PWA/EC/ADA/index.htm">http://www2.oaklandnet.com/Government/PWA/EC/ADA/index.htm</a> . The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. In 2015, the Division initiated an update to the City's Programmatic ADA Self-Evaluation which includes an analysis of housing-related programs and will generate recommendations for enhancing disability access compliance citywide and with respect to specific department needs, to be completed in 2016.
Policy 6.3: Promote Regional Efforts to Expand Housing Choice	6.3.1 Regional Housing Needs Allocation	Ongoing, 2015-23	City staff will participate in the Plan Bay Area 2040 development process. This is the strategic update to Plan Bay Area 2013 and is the state-mandated, integrated long-range transportation, land-use and housing plan. Initial work on performance targets for the region's jurisdictions were proposed last in 2015 and will be further evaluated in 2016. Staff will continue to advocate for equitable planning in this performance target allocation process in this next RHNA cycle.
Policy 6.4: Fair Lending	6.4.1 Community Credit Needs Assessment	Ongoing, 2015-23	In the calendar year 2015, there were no Linked Banking activities, the next cycle is planned for 2016. In June 2012, City Council adopted a resolution certifying local banks that met their Fair Share Goals and those that participated in the survey but did not meet the goals. The certifications were based on a Linked Banking Services Survey conducted in November 2011. In July 2012, the city adopted a resolution revising and updating the City's Linked Banking Ordinance by specifying changes to the next survey and RFP cycle (typically every 3-5 years). In 2013, City of Oakland's Fiscal Services Department issued an RFP for banking services. In 2014, Fiscal Services finalized the selection of new vendors from the list of certified banks, and city council approved the selection of new vendor JP Morgan Chase Bank.
	6.4.2 Community Reinvestment Activities linked to Banking	Ongoing, 2015-23	
	6.4.3 Community Outreach and Predatory Lending Controls	Ongoing, 2015-23	
Policy 6.5: Accountability	6.5.1 Housing Element Annual Progress Report	On an annual basis By April 1	The City is currently scheduled to bring the 2015 Housing Element Annual Progress Report (APR) to the Planning Commission hearing on April 20, 2016, and to a Community and Economic Development Committee meeting on May 10, to be followed by a full City Council hearing on May 17, 2016.
<b>Goal 7: Promote Sustainable Development and Sustainable Communities</b>			
Policy 7.1: Sustainable Residential Development Programs	7.1.1 Promote Green Building Design for Private Development	Ongoing, 2015-23	In 2015, the City continues to staff the Green Building Resource Center and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: <a href="http://www.oaklandgreenbuilding.com">www.oaklandgreenbuilding.com</a> . The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.

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Name of Program	Action	Timeframe in H.E.	Status of Program Implementation
	7.1.2 Green Building Standards	Ongoing, 2015-23	Green building standards are required for projects which meet the thresholds in the ordinance, in both the small project design review process, and at the regular design review applications (planning entitlements).
	7.1.3 Require Green Building Design requirements for City-funded Development	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010 and in 2015, continued to regularly apply it to multi-family affordable housing development. In the annual Notification of Funding Availability for Affordable Housing, new development and rehabilitation projects must meet a minimum threshold of attaining the minimum scores in each category set forth in their respective Green Point Checklists. Projects scoring higher in the Green Point Checklist evaluation are given preference in the NFA scoring process.
Policy 7.2: Minimize Energy and Water Consumption	7.2.1 Energy-Efficiency and Weatherization Programs	Ongoing, 2015-23	The City helped launch and is a participant in the East Bay Energy Watch (EBEW), a local government energy efficiency partnership with PG&E that funds small, medium, and large commercial direct installation programs, residential weatherization, retrocommissioning, and related services within the East Bay. The City also works with the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs, which completed 111 single family home upgrade projects in 2015; the Bay Area Multifamily Building Enhancements Program (BAMBE), which completed 103 projects totaling more than 3,000 units in 2015; and the Bay Area Multifamily Capital Advance Program, an innovative financing pilot for deep multifamily energy efficiency upgrades that launched its first three projects in 2015, one of which was in Oakland. Oakland City Council approved five Property Assessed Clean Energy (PACE) financing programs to operate in the City in 2015, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. The City's Housing and Community Development Program runs several energy-related assistance programs, including loans and grants, and is currently seeking additional funds.
	7.2.2 Alternative Energy Production	Ongoing, 2015-23	More Oakland residents added solar to their homes in 2014 than in any previous year, with 557 new residential solar photovoltaic (PV) systems installed. These installations are generating 1,880 more kW of electricity and increased the total number of residential PV arrays to 2,300 as of the end of 2014 (figures for 2015 were not available for this reporting period).
	7.2.3 Facilitate a Community Solar Program	Ongoing, 2015-23	The City is exploring its options through PG&E's new Renewable Energy Self Generation Bill Credit Transfer Program (RES-BCT) program, which allows shared solar across multiple city-owned sites. City staff have begun additional conversations with community organizations who are interested in pursuing shared solar opportunities; these efforts are in the early exploratory stages. The City ran Sunshares, a solar group buy for employees, friends, and family, in Fall 2014 in partnership with Voice Solar. The City is exploring a re-launch of Sunshares in Summer 2015 that will be marketed to all Oakland residents.

Table C

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Program Description (By Housing Element Program Names)	Action	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
	7.2.4 Technical Assistance		Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through EBEW and the BayREN programs.
	7.2.5 Promote Water Conservation and Efficiency		Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through EBMUD and Stopwaste, as well as EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.
Policy 7.3: Encourage Development that reduces Carbon Emissions	7.3.1 Mixed Use Development Incentives		Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with recently adopted new zoning districts for Broadway Valdez and Lake Merritt BART areas (the result of adopted Specific Plans), the City continues to encourage development of mixed-use buildings in commercial areas.
	7.3.2 Transit-Oriented Development		2014-2017	The most recent transit oriented development (TOD) in the city's TOD Zone (S-15) is under construction; the "MacArthur Station" development at MacArthur BART station, 90 units of affordable housing built by BRIDGE will open in March 2016 ("Muran"). The remaining market-rate units (approximately 580) will be built in the years 2016-2021. The City began to work on implementing revisions to the transportation analysis using Vehicle Miles Traveled, instead of Level of Service, as directed AB 743 (see Action 1.1.3).
	7.3.3 Implement SB 375 provisions, direct new housing to be built in Priority Development Areas		Ongoing, 2015-23	The City adopted new Priority Development Area (PDA) boundaries in December 2015. There are now 8 adopted PDAs in Oakland. The City continues to direct new housing to be built in PDAs.
	7.3.4 Integrate Land Use and Transportation Planning in Major Residential Projects		Ongoing, 2015-23	In 2015, the City adopted revised Standard Conditions of Approval, which requires a greenhouse gas (GHG) reduction plan for projects which create a net increase in GHG emissions.
	7.3.5 Encourage New Housing at a Range of Prices		Ongoing, 2015-23	This program continues to be implemented. See 7.3.2 for details about new development at MacArthur BART, "MacArthur Station".
Policy 7.4: Minimize Environmental Impacts from New Housing	7.4.1 Compact Building Design		Ongoing, 2015-23	This design standard is recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: <a href="http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak042626.pdf">http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak042626.pdf</a>
	7.4.2 Waste Reduction		Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds.
	7.4.3 Foster Healthy Indoor Air Quality		Ongoing, 2015-23	For 2015, the City applied its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.

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	7.4.4 Recycled, Reclaimed or Renewable content of Building Materials	Ongoing, 2015-23	In 2015, the City continued to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multi-family housing, through the application of the Green Point Rated and the LEED for Homes checklists.
	7.4.5 Re-Use and Rehabilitation of Historic Materials	Ongoing, 2015-23	In 2015, the City continued to encourage re-use and rehabilitation of historic buildings and materials. Policies 3.5 and 7 of the Historic Preservation Element requires that an applicant seeking demolition of a historic structure offer buildings for relocation at a low, or nominal fee, prior to demolition.  In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.
	7.4.6 Encourage Food Production in Open Space Areas	Ongoing, 2015-23	
Policy 7.5: Promote Household Health and Wellness by Conducting Health Impact Assessments	7.5.1 Climate Change and the Planning process	Ongoing, 2015-23	In 2015, City staff worked closely with the San Francisco Bay Conservation and Development Commission (BCDC) on the "Oakland/Alameda Resilience Study" that examined likely sea-level rise and storm surge scenarios in East Oakland, around the Coliseum Area. That study is being used as the basis for additional analysis and further community outreach, and the City will incorporate some of the findings into Plans, such as the Local Hazard Mitigation Plan (2016-2021), and the Resilient Oakland Initiative.
	7.5.2 Climate Adaptation Strategies	Ongoing, 2015-23	Sustainability (Environmental Services) is updating the ECAP in 2016, with an administrative review and community outreach that launched in March. The review is expected to be completed in August, with a revised ECAP being published in September/October. As part of this process, the Sustainability team completed an updated greenhouse gas (GHG) emissions inventory, which will be published in April. Staff is presenting the inventory's findings to the public as part of the ECAP community engagement process. The inventory and other information presented in community outreach meetings will include some content on local climate impacts. The community engagement process for the ECAP review will include direct community feedback and participation in realigning priorities within the ECAP, including determining City planning and funding priorities for achieving our 2020 GHG reduction target. The Adaptation and Resiliency constitute one section of the ECAP, and will be part of the review.





This Director's report provides an update on housing production and affordability numbers in the City of Oakland, and is being presented in response to a request from Commissioner Weinstein at the August 5, 2015 Planning Commission meeting.

California Government Code section 65400 requires the City to prepare and submit an annual report to the California Department of Housing and Community Development (CA HCD) by April 1 of each year on progress made by the City on policies and goals adopted in the City's Housing Element. Beginning in 2015, City staff began presenting the progress report to the City's Planning Commission and City Council. The directive to present progress reports to these public bodies is a result of a new policy 6.5, which was adopted in December 2014 as part of the *2015-2023 Housing Element*. This policy states that, in addition to submitting the progress report to CA HCD by April 1, City staff will conduct annual public hearings before the Planning Commission and City Council to review and consider the progress report within 30 days of submittal to CA HCD. The 2014 Housing Element Annual Progress Report was presented to the Planning Commission on April 15, 2015, and to the City Council on June 2, 2015.

This Director's Report is not the Annual Report, but rather, is an update on the numbers of housing units for which building permits were issued between January 1, 2015 and November 1, 2015.

The *2015-2023 Housing Element* published the City's goals to meet targets for housing a range of income levels, from very low-income households to market-rate units ("above-moderate income"). For reference, those goals, known as the Regional Housing Needs Allocation (RHNA) are shown in Table 1.

**Table 1. City of Oakland Regional Housing Needs Allocation, 2015-2023**

	Very Low Income (50% of AMI)	Low Income (80% of AMI)	Moderate Income (120% of AMI)	Above Moderate Income	Total
Number of Units	2,059	2,075	2,815	7,816	14,765

Note: Oakland estimates that 50% of the Very Low Income Need (1,029 units) is for households that are Extremely Low Income (at or below 30% of area median income).

Source: City of Oakland *2015-2023 Housing Element*, pg. 2

**Attachment 1** consists of the following three tables which will be included as part of the 2015 Annual Report:

- Table A: Annual Building Activity (New Construction)
- Table A3: Annual Building Activity Report Summary for Above Moderate-Income ("Market rate") units
- Table B: Regional Housing Needs Allocation Progress



## Oakland City Planning Commission

The following section of this report summarizes the information reflected in each of the above-referenced tables.

### A. Annual Building Activity (New Construction)

Between January 1, 2015 and November 1, 2015, the City issued building permits for **671** residential dwelling units. Of that total, **70** are affordable, and **601** are “market-rate” units (see below).

Only one affordable housing development obtained building permits between January 1, 2015 and November 1, 2015. That development is being built by the East Bay Asian Local Development Corporation, is located at 1110 Jackson Street, and consists of 70 units with the following affordability levels: 22 units for extremely low-income, 18 units for very low-income and 30 units for low-income households. One market rate unit will be for the onsite manager.

Of the building permits issued for 601 “market-rate” residential units, 68 units are for single family residences, 25 housing units are in 2-4 unit buildings, and 508 housing units are in multifamily buildings (this figure includes assisted living units for seniors, live/work units and “micro-units”). The building permits issued for the 508 units in multi-family, market-rate developments are divided amongst the following eight developments:

1. **414 29<sup>th</sup> Avenue:** 8 residential units and 6 live/work units in a new 23,000 sf condominium
2. **5239 Claremont Avenue:** 33 new units
3. **528 Thomas Berkeley Way:** 24 residential units and 1 live/work unit in 5-story building
4. **612 18<sup>th</sup> Street:** 80 residential units in an apartment complex
5. **1401 Wood Street:** 157 units in townhome construction (out of a total 174 units to be built)
6. **5238 Coronado:** 127 “market-rate” units of assisted living senior housing, in a new 5-story building, with ground floor commercial space
7. **1110 Jackson Street:** 1 manager’s unit (in an otherwise affordable development)
8. **2425 Valdez Street:** 71 “micro” studio apartments in a five-story building

### B. Regional Housing Needs Allocation Progress

For reference, Table 2 shows the City’s progress in housing production for the *prior* Housing Element reporting period (2007-2014). The table shows the City’s housing production in these years met approximately 30% of the total Regional Housing Needs Allocation. Table 3 shows those projects with building permits issued in 2013 and 2014, which were under construction in 2015, and expected to be completed in 2015.

**Table 2. Permitted Housing Units Issued 2007-2014, by Affordability**

Income Level	2007-2014 Regional Housing Needs Allocation by Income level	Housing units with permits issued, 2007-2014	Total remaining RHNA
Very-low income	1,900	1,282	618
Low-income	2,098	385	1,713
Moderate income	3,142	22	3,120
Above-moderate income ("Market rate")	7,489	2,341	5,148
<b>Totals</b>	<b>14,629</b>	<b>4,030</b>	<b>10,599</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.  
 Source: Table B, 2007-2014 Housing Element Annual Report (2014).

Some of the multi-family developments with housing units shown in Table 2 were under construction and expected to be completed to final occupancy in 2015. For reference, Table 3 shows those individual projects— 676 housing units, approximately 40% being affordable to low-income households.

**Table 3. Buildings under construction in 2015 (building permits issued in 2013 and 2014 )**

Development Name & Address	Total number of units	Number of market-rate units	Number of affordable units
Lakeside Senior Housing – 1507 2 <sup>nd</sup> Street	92		92
Cathedral Gardens -- 618 21 <sup>st</sup> St.	18		18
1130 65th Street	14	14	
The Hive – 2323 Broadway	30	30	
The Hive – 2323 Broadway	85	85	
1601 Clay Street	20	20	
MacArthur BART—"Mural" – 40 <sup>th</sup> & Telegraph	90		90
3900 Adeline	100	100	
Ave Vista – 460 Grand Ave	68		68
Phoenix Commons Co-housing --340 29th Avenue (senior units)--	41	41	
1701 MLK Jr. Way	26		26
4425 Piedmont Avenue	13	13	
4429 Piedmont Avenue	10	10	
4435 Piedmont Avenue	18	18	
867 West Grand Ave	6	6	
4449-4467 Howe Street	10	10	
388 12th Street (senior units)	25	25	
1500 Wood Street	10	10	
<b>Totals</b>	<b>676</b>	<b>382</b>	<b>294</b>

Table 4 is the equivalent table to Table 2, but for the 2015-2023 period, showing only ten months of building permit data in 2015. Table 4 also adds two columns: one column to show the annualized number of units which would be needed to be built in order for Oakland to meet its RHNA obligations by 2023, which is calculated by dividing 2015-2023 RHNA projects by 8 (the number of years in the RHNA period); and one column to show the percentage of units permitted in 2015 compared to the annualized RHNA number.

**Table 4. Permitted Housing Units Issued 2015-2023, by Affordability**

Income Level	2015-2023 Regional Housing Needs Allocation	Permits issued: 1/1/15-11/1/15	Total units remaining for 2015-2023 RHNA	Average # of units needed annually to meet 2015-2023 RHNA	2015 permits issued compared to average annual RHNA (%)
Extremely-low income	1,029	22	1,007	Approx. 130	17%
Very-low income	1,030	18	1,012	Approx. 130	14%
Low-income	2,075	30	2,045	Approx. 260	13%
Moderate income	2,815	0	2,815	Approx. 350	0
Above-moderate income ("Market rate")	7,816	601	7,215	Approx. 975	61%
<b>Totals</b>	<b>14,765</b>	<b>671</b>	<b>14,094</b>	<b>Approx. 1,845</b>	<b>36%</b>

Because there is public and Commissioner interest in the number of housing units that are in the "pipeline" for new entitlements, the next section of the report addresses those developments which have received Planning Division permits (such as regular design review or conditional use permits), but for which a building permit has not yet been issued. A review of the Major Projects list for both residential multifamily projects and mixed-use projects with residential units that have been approved through the Planning Department, or which have extended entitlements through 2015, shows approximately **10,500 units** in this stage of approval. If these permitted units are built between the years 2015 and 2023, Oakland would be very close to meeting its total RHNA projections; however, most of these "pipeline" units are market rate developments. Only 492 of the 10,500 "pipeline" units will be affordable.

For a complete list of the ongoing pipeline of housing developments in Oakland, please see the "major projects list" at the City's website:

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak049918.pdf>



**Oakland City Planning Commission**

City staff will return to the Planning Commission and the City Council in the spring of 2016 with the complete 2015 Annual Report.

Prepared by:

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Strategic Planning Manager

Approved for forwarding to the  
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Attachments.

**Attachment 1. Preliminary Tables for the Housing Element Annual Report**

- Table A: Annual Building Activity (New Construction)
- Table A3: Annual Building Activity Report for Above Moderate-Income ("Market rate") units
- Table B: Regional Housing Needs Allocation Progress

ANNUAL ELEMENT PROGRESS REPORT  
 Housing Element Implementation  
 (CCR Title 25 §6202)

Jurisdiction: City of Oakland  
 Reporting Period: 1/1/2015 - 12/31/2015  
 Table A

Annual Building Activity Report Summary - New Construction

Housing Development Information		Housing with Financial Assistance and/or Deed Restrictions						Housing without Financial Assistance or Deed Restrictions
1	2	3	4	5	5a	6	7	8
Project Name (May/June/July/Aug/Sept/Oct/Nov/Dec)	Unit Category	Structure	Affordable/By-Force/Both/Income	Below Moderate Income	Moderate Income	Assistance Programs for Elderly/Disabled/Security	Deed Restricted Units	
11th & Jackson	5+	R	40	30	1	71	71	TCAC, OPA, HOME, HCD-IIG, Deed Restricted Units
(9) Total of Moderate and Above Moderate from Table A3			40	30	0	1	71	
(10) Total by Income Table A/3			40	30	0	1	71	
(11) Total Extremely Low-Income Units*					22			

\* Note: These fields are voluntary

Table A3  
 Annual Building Activity Report Summary for Above Moderate-Income Units

* As of November 1, 2015. Counting only Building Permits Issued.	Annual Building Activity Report Summary for Above Moderate-Income Units						
	1. Single Family	2. 2-4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	68	25	508	0	0	601	0
No. of Units Permitted for Above Moderate							

\* Note: This field is voluntary

Table B  
Regional Housing Needs Allocation Progress  
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period.  Income Level	RHNA Allocation by Income Level	2015 (to	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		November 1)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed	40								40	2,019
Low	Deed	30								30	2,045
Moderate	Deed	0								0	2,815
Above Moderate	Deed	601								601	7,215
Total RHNA by COG. Enter allocation number:		671								671	14,094
Remaining Need for RHNA Period											

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**Attachment C. to April 20, 2016 Planning Commission Report.**

At the November 18, 2015 Planning Commission hearing, a Planning Commissioner requested the data from the 1999-2006 Housing Element cycle, so as to compare the housing production in Oakland from an earlier period.

Table 1 is from the 2006 Oakland Housing Element Annual Progress Report.

		City of Oakland Housing Permits Issued			
			Jul 1, 2005 – Jun 30, 2006		
<b>State Identified Affordability Categories</b>	<b>1999-2006 RHNA</b>	<b>Jan 1, 1999 – Jun 30, 2005</b>	<b>Unrestricted</b>	<b>Deed Restricted</b>	<b>Total</b>
Very Low (up to 50% AMI)	2,238	393	0	154	547
Low (51- 80% AMI)	969	555	0	71	626
Moderate (81-120% AMI)	1,959	155	0	0	155
Above Moderate (> 120% AMI)	2,567	4,553	1,136	0	5,689
<b>Total</b>	<b>7,733</b>	<b>5,656</b>	<b>1,136</b>	<b>225</b>	<b>7,017</b>