

屋崙 (奧克蘭) 市 2045 房屋元素研討會 #1 報告

屋崙 (奧克蘭) 市房屋元素和房屋位置

2022年2月10日

編寫對象

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項目背景和會議目的

屋崙 (奧克蘭) 市政府正在準備全面更新其房屋元素 (Housing Element)，這是屋崙 (奧克蘭) 市總體規劃的一部分，將作為 2023 年至 2031 年間屋崙 (奧克蘭) 市住房的規劃藍圖，指導如何讓所有經濟水平的市民有房可住，包括低收入者以及有特殊需要的家庭在內。作為州政府要求的七個總體規劃元素之一，房屋元素上次於 2015 年更新，目前將再度更新，以反映近年社區內新出現的住房機會、挑戰以及做法。

首場房屋元素研討會屬於更新總體規劃的第一階段。本次研討會旨在就總體規劃和房屋元素的更新進程提供一個概述，並收集社區對潛在房屋位置的意見。本簡報總結研討會期間出現的重要討論主題與想法。詳細筆記見附錄。

研討會地點及形式

本次研討會於 2022 年 2 月 10 日 (週四) 下午 6 時至晚上 8 時透過線上 Zoom 會議召開。由於 2019 冠狀病毒病疫情仍然持續，考慮到公共衛生問題，本次研討會採用線上方式進行；此舉讓社區人士可靈活地在任何地點參加會議，亦可隨時加入和離開。約有 90 名社區人士參與了本次研討會。

規劃團隊在研討會期間進行了簡短匯報，大致說明了研討會形式，以及總體規劃和房屋元素的更新進程，並提供了問答環節讓參加者提問。在匯報期間，參加者有機會回答了以下與他們相關的調查問題：

- 你為什麼參加這個研討會？
- 你住在哪個鄰里、在哪个鄰里工作？又或者在哪个鄰里經營業務？
- 你喜歡自己所在社區的哪些方面？

請參見附錄 A，以了解參加者對調查問題的回答。

匯報結束後，參加者便前往了 11 個 Zoom 分組會議室中的其中一個，以展開小組討論。並無要求出席者在分組會議室參加討論，他們可以根據個人意願，決定待在小組討論分組會議室時間的多寡。

分組討論

會議的大部分時間都是用來進行 11 個小組討論，讓社區人士有機會就潛在房屋地點一起集思廣益。在討論期間，每個 Zoom 分組會議室都有三至五名參加者以及一名來自規劃團隊的主持人，他們就潛在房屋地點集思廣益，並考慮了以下問題：

1. 在屋崙 (奧克蘭) 市，你關心哪些房屋問題？
2. 你認為有哪些機會可以在屋崙 (奧克蘭) 市進行新的房屋規劃？（例如：屋崙 (奧克蘭) 市的特定區域、大型停車場、BART 站點周圍、增加密度的鄰里、購物中心？）
3. 你認為在這些地區進行會有什麼問題或挑戰？

4. 屋崙 (奧克蘭) 市較需要哪種類型的房屋？你認為應該將它安排在哪裏？為什麼？

下文描述了每組的獨特討論內容、關鍵要點以及共同主題。如要查看每組主持人提供的更詳細筆記，請參見附錄 B。

關鍵要點

在研討會期間，規劃團隊聽取了與所有議題相關的各種意見。

- 大家一致或幾乎一致支持增加社區內的房屋數量。房屋的可負擔性是所有小組的優先考慮點，另一重點則是在作出與房屋相關的所有決定時考慮公平問題。大部分小組都支持提供住房，尤其倡導為無瓦遮頭人士提供住房，並側重於為極端低收入者和十分低收入群組開發住房，以及為工薪階層住房提供額外支援。
- 大部分小組都共同希望市政府能在灣區捷運 (BART) 站點附近進行公共交通導向型發展，以及在開發房屋時將靠近便利設施納入考量，如巴士路線、食品雜貨店、綠化空間及社區組織等。
- 各小組均討論了有可能用作房屋選址的地點。大家最常提到的一般位置包括：未獲充分利用的停車場、空置地皮、蕭條的商業用地、主要商業走廊、舊辦公大樓，以及 Temescal、Rockridge、Trestle Glen、Montclair 及西屋崙 (奧克蘭) 中密度較高的地區。
- 被認定為潛在房屋選址的其他特定位置包括 San Pablo Avenue 沿路、屋崙 (奧克蘭) 體育館區域、Howard Terminal、Eastmont 購物中心、百老匯街 Broadway 和 Pleasant Valley Avenue 交叉處、51st 和 Broadway Avenue 交叉處，以及 DaVita 洗腎-位址。
- 有幾組主張考慮確保在房屋選址時解決長久以來的分隔模式，而不是任由其持續下去。可負擔的住宅應分佈在整個城市各處。在決定房屋位置時，也應考慮環境公義、安全及土紳化問題。
- 許多參加者分享了潛在的房屋政策與計劃，以更好地幫助屋崙 (奧克蘭) 市成為一個既可負擔又公平的居住地。最常提到的方法包括：增加低密度區劃的密度、禁止土地投機、取消影響費、包容性房屋要求、更改地區區劃用途以允許開發住宅、簡化房屋開發和附加居住單位 (ADU) 的許可和融資流程、訂立針對開發商的激勵措施，以及制定支援計劃以便被邊緣化群體尋找和購買房屋並留在自己的住家中。
- 對於應否開發 Oakland Hills 地區以提高區內房屋密度，各組意見不一。一些小組出於公平考慮，主張提高房屋密度並取消單戶住宅區域劃分，而另一些小組則認為不應允許提高房屋密度，因為這樣會增加區內的火災危機。其他房屋開發限制包括靠近污染區域。
- 有幾組強調了「到人們所在之處」收集意見的重要性，並要求獲得更多公開資訊，以了解近期有哪些參與流程的機會。

分組討論摘要

第 1 組

- 第 1 組主要主張住房公平性，以及為被系統地邊緣化的群體提供可負擔的住房。這組擔心區域劃分系統的種族主義和排外歷史會持續下去。參加者提到，開發可負擔住房的選址很可能在犯罪率高、污染嚴重且社區便利設施有限的地區。

- 參加者集思廣益，想出一系列政策變革來解決他們在屋崙 (奧克蘭) 市識別出的住房問題。所提出的建議包括：開發額外房屋單位供極端低收入的人士居住、在全市各個安全地區及便利設施附近開發可負擔住房、禁止土地投機、增加 Oakland Hills 地區的密度，以及取消影響費。
- 第 1 組識別的潛在房屋選址包括市內未獲充分利用的停車場、Howard Terminal，以及主張 Oakland Hills 的房屋密度應較高。

第 2 組

- 第 2 組支持進一步擴大社區參與以及針對房屋元素和可負擔住房主題的教育，讓有興趣人士更有機會參與在內。參加者集思廣益提出的政策包括：要求在選址提供包容性房屋、考慮開發可負擔住房的障礙，以及識別全市各區的住房公平性情況，以更有效地解決系統性問題。
- 針對可負擔住房，第 2 組找出的潛在選址包括市擁有的房產和屋崙 (奧克蘭) 市社區土地信託所擁有的房產。

第 3 組

- 第 3 組主張開發可負擔和中等收入者住房、保護歷史建築，以及顧及住房公平性。參加者提到幾種潛在房屋政策解決方案，包括：改變地區用途區劃以開發住宅、將非住宅類和辦公類建築改建為住房、推廣商住兩用單位、簡化許可和融資流程，以及為邊緣化群體制定購房置業激勵計劃。
- 第 3 組討論到的潛在房屋選址包括空地、破舊商業用地、主要商業走廊沿路、獨立家庭住宅中的附屬居住單元 ADU，以及舊辦公樓。

第 4 組

- 第 4 組支持提供住房，並主張開發可負擔且公共交通便利的住房、消除分隔模式、提高房屋密度，以及徹底解決士紳化問題。提到的潛在房屋政策包括：增加市內地區的區劃密度、以公共交通為導向作開發，以及限制開發商佔據閒置房產的時間。
- 提到的潛在房屋選址包括 Eastmont 購物中心、Temescal 等街區的中高層建築，以及位於 Broadway 和 Pleasant Valley Avenue 交叉處的空地。

第 5 組

- 第 5 組著眼於為收入十分低的家庭提供可負擔住房，為無家可歸的居民提供有效的庇護和支援計劃、增加住房密度以配合公共交通，以及支援黑人房主。所討論的房屋政策包括：以公共交通為導向的開發、增加公共交通附近地區的區劃密度、提高房屋高度限制、撤除停車位數目下限、落實停車位上限，以及通過反投機法。
- 提到的潛在房屋選址包括交通走廊沿路，以及市屬、縣屬及土地信託所擁有的空地。

第 6 組

- 第 6 組支持開發更多可負擔住房，尤其是在較為負擔不起的區域，以及靠近公共交通和便利設施的地方。提到的潛在房屋政策包括：制定累進式空置土地稅率、開發可負擔住房覆蓋區、為開發可負擔住房提供獎勵、降低停車要求，以及徵用閒置房產。

- 提到的潛在房屋選址包括 San Pablo Avenue 的空置房屋、位於 Broadway 和 Pleasant Valley Avenue 拐角處的地段。應避免的區域包括高火災危機區和靠近海岸線的地方。

第 7 組

- 第 7 組強調推動住房選擇，包括租戶和業主對住房位置和類型的選擇。政策想法與解決方案包括：劃分區域時考慮到包容性、簡化組合屋、推動工薪階層住房的開發，以及將空置的底層商業用地改造為住宅。
- 第 7 組也支持開發公共交通站點周邊地區、增加更多附屬居住單元 ADU 和地皮分割，以及在考慮氣候因素的情況下提高 Trestle Glen 和 Montclair 地區的密度。

第 8 組

- 第 8 組主張在人們實際居住和需要住房的地方提供住房、保護有改建風險的房屋，以及要求在選址提供包容性房屋的建築規定。
- 這組找出的潛在房屋選址包括 San Pablo Avenue 沿路、屋崙體育館區域、靠近公共交通的任何地方，以及一些面積較小的地段。
- 針對開發山區住房，大家意見不一：有些人出於火災擔憂，認為應嚴格禁止，而另一些人則出於公平性考慮，認為需要取消整個城市的單戶住宅區域劃分。

第 9 組

- 第 9 組支持在全市公共交通附近增加更多可負擔住房，以及增加更多支援性老年人住房、多代住房、工薪階層住房和符合《美國殘障人士法案》(ADA) 規定的住房。他們強調了以下事項的重要性：考慮環境公義；在為其他收入群組開發住房前，先為無瓦遮頭人士提供住房；確保空置地皮不會長期閒置；以及確保繼續提供可負擔住房以便未來世代留在本城。
- 所找出的潛在房屋選址包括公共交通附近地區、Rockridge 的較高密度區、公園和綠化空間附近地區，以及市政廳附近的老舊或閒置建築和停車場。

第 10 組

- 第 10 組主張在作出所有與房屋相關的決定時優先考慮公平性、於商業區增加高密度區、鼓勵開發低收入和超低收入住房、暫停市場價格開發項目直至屋崙 (奧克蘭) 市民有房可住，以及利用閒置單位來安置無瓦遮頭人群。
- 所找出的潛在房屋選址包括市中心的高密度區和西屋崙 (奧克蘭)、更多的 Montclair 和 Rockridge 住房，以及 San Pablo Avenue 沿路建成較高密度。

第 11 組

- 第 11 組著眼於將氣候適應能力納入住房開發考量，優先考慮住房公平性、以公共交通為導向進行開發、確保住房類型符合社區特徵，以及為無瓦遮頭人士提供住房。所討論的潛在解決方案包括激勵開發商、加快並簡化附屬居住單元 ADU 流程，以及開發便利設施附近區域。

- 所找出的潛在房屋選址包括位於 51st 和 百老匯 Broadway Avenue 交叉處的閒置地產、Rockridge 的 DaVita 洗腎位址、Rockridge BART 站附近區域、BART 和巴士線路沿線、破舊地段，以及將西屋崙 (奧克蘭) 建成較高密度區。

Appendix A: Mentimeter Poll Results

Question 1: What brings you to this workshop?

- To learn more
- To learn
- housing
- Curious what people are interested in talking about with the housing element
- I want to support more dense housing in Oakland, especially near transit.
- I'm an Oakland resident and urban planner looking to make Oakland accessible to all!
- The fate of Oakland, housing, development, and particularly for those not wealthy.
- Interested in future of housing- we need more affordable housing options across all neighborhoods of Oakland!
- Interesting in helping contribute to the housing plan for Oakland.
- We're oakland residents and appreciate the chance to learn about the housing element!
- Member of the Deeply Rooted Collaborative
- I am a Political and Community Organizer with Save The Bay! We're interested in ensuring that climate resilience is incorporated in the General Plan Update and the Housing Element.
- I am part of the Deeply Rooted group
- I want to ensure that Oakland dedicate adequate resources to support very low and extremely low income residence in accessing housing
- New Oakland resident, work in architecture / urbanism, committed to supporting more affordable housing in the Bay Area
- learn more about the housing element
- Hear about solutions to get more housing and make it more available and affordable for people
- oakland resident who cares about their community and wants to make sure this process and it's outcomes are equitable
- Looking to get involved , have voices heard, & provide input in planning
- To better understand the housing element and provide input based on what I experience as a resident of Oakland
- Board Member of Rockridge Community Planning Council
- Curiosity, and to learn
- Oakland's housing situation is a CRISIS. I hope this Housing Element can take that seriously and make transformative changes.
- I'm hoping to see more housing built in Oakland! Particularly in my North Oakland neighborhood (San Pablo Ave) where there is lots of vacant land.
- learn about community concerns regarding housing in Oakland

- Strong interest in Oakland providing adequate housing across all economic bands. Affordable for people in each band
- Want to make sure Oakland uses this housing element update opportunity to end exclusionary zoning, allow for more housing density citywide (especially in wealthy neighborhoods and near transit), and expand demolition and displacement protections
- I'm concerned that people especially African Americans are priced out of the housing market.
- Equity concerns. Also wondering if your community outreach team consists of any people born and raised in Oakland. Outsiders are always "representing" Oaklanders.
- I have lived in Oakland for 40 years. It breaks my heart that it is becoming a place that only the wealthy can live. I am saddened that the Black population has decreased. Let's support social housing!
- I'm here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.
- urban planner from the Bay Area. Interesting in learning what Oakland is working on for the General Plan and Housing.
- Create more housing
- My primary concerns are equity—woefully inadequate affordable housing and continued displacement—and the need for dense housing near jobs and well served by good frequent public transportation, bike lanes, and walkability to daily needs.
- We need responsible and effective affordable housing programs.
- Interest in developing a housing element that affirmatively furthers fair housing, breaks down past patterns of segregation and disparate housing opportunities, and improves on the City's past performance in producing affordable housing
- I care about housing!
- I want more homes to be built in Oakland so that the cost for housing goes down.
- I'm concerned that the timeline does not allow for quality engagement with our community.
- I am concerned about the housing crisis in Oakland.
- Interest in housing
- I work for the Oakland Fire Department and want to stay engaged in our community and hear outstanding Public Safety concerns.
- An interest in providing housing for Oakland residents at all income levels. I care about creating change while not forcing radical change on any Oakland neighborhoods.
- As a representative of the Rockridge Community Planning Council, a neighborhood organization focused on community development. Here to listen and learn.
- Making sure that Oakland does it's part to create the new homes we need to help solve our housing shortage that is driving our displacement and affordability crises
- Ensuring that fair housing and equity are an integral foundation of the ENTIRE housing element process. For the city to address that for the past 5 years, the City has built 9.5 market rate homes for every 1 unit of affordable.
- The #1 thing Oakland residents want is affordable housing and yet this City has not prioritized affordable housing and nor met our statewide goals for years.
- Express importance of mixed income housing in areas that are densely populated areas that are predominantly low income.

- I am a 3rd-generation Oaklander and my whole family lives here. It's become too expensive to live here and we need to make sure there's housing for everyone.
- This is important
- I'm with East Bay for Everyone: <https://eastbayforeveryone.org/wp-content/uploads/2022/02/2022-02-09-oakland-housing-element-principles.pdf>
- I want to speak in favor of building, building up, and building densely (to encourage future walkability and transit). I believe all neighborhoods are worth investment, to support new housing of all types in income and physical types.

Question 2: What neighborhood do you live, work, or have a business in?

- mosswood
- Old_Oakland Grand_lake Downtown
- Downtown
- Bushrod
- Rockridge
- Mosswood Temescal
- Concord Contra_Costa_County
- Prescott Work_from_home Work_for_a_company
- Harrioak
- Downtown
- Downtown
- Dogtown West_Oakland
- D2
- Maxwell_Park
- temescal work_in_fruitvale
- san_antonio_neighborhood
- Rockridge
- Oakland
- Piedmont_Ave Downtown
- West_Oakland SF
- Grand_Lake
- Uptown
- Rockridge
- Walnut_Creek
- East_oakland
- Grand_lake
- Old_Oakland Citywide
- Santa_Fe Jingletown
- Longfellow
- North_Oakland Fairview_Park
- Adams_Point
- west_oakland
- Bayview_Hunterspoint
- Rockridge
- Rockridge
- Clinton Downtown

- Dimond Laurel Lake_Merritt
- Rockridge
- Fruitvale Fruitvale Fruitvale
- bushrod
- I_live_in_Oaklands_Distri I_work_in_Oakland No_business
- north_oakland
- Old_Oakland
- Skyline
- Chinatown
- Golden_Gate
- Waverly
- Fruitvale East_Oakland
- East_Oakland D6
- Alameda
- Rockridge

Question 3: What do you love about the neighborhood?

- lots of things
- The people! I just want more of them.
- Walkable, friendly neighbors.
- I have been here for 42 years. Not enough space.
- Weather and history
- Family oriented
- my neighbors!!
- I love how central everything is, as well as the proximity to transit options
- Culture
- Accessibility to restaurants, goods, services, transit and walkability
- i love that downtown is close to chinatown, has lots of stores and restaurants, close to lake meritt
- Friendly
- I love the diversity of businesses around here.
- I love our street trees and our park! We have lots of wonderful urban green spaces.
- Proximity to important spots
- I love my neighbors but so many are at risk are displacement.
- Mixture of housing and neighborhood business district.
- Takes more than 250 characters. I have lived here 42 years.
- "Walkability!
- Lots of great social resources within walking distance."
- Walkability, quick easy access to transportation, close retail
- People and the lake
- Great sense of community
- I love the colors and flavors of fruitvale, it makes me really sad that there is not more investment and effort from the city of oakland in bettering the area
- Walkable, location
- Everyone seems to have the best interests of oakland at heart
- Children playing in Frank H. Ogawa Plaza

- I used to love my neighborhood until unfriendly gentrifiers moved in.
- Walkability to schools and shops
- The people.
- Rockridge also has a high degree of activism and also recognizes need for greater population diversity.
- its one of the last places in SF that still has it's diversity. I hope Oakland can keep from gentrification.
- It's accessibility, shopping, and community spirit.
- There is a fair amount of housing for renters.
- Walkability & retail corridor
- The community! I want more neighbors!!
- It's a livable community, for people like me...
- Beautiful neighborhood—Street trees, gardens. I can walk to food stores, etc. I love my neighbors, from lots of backgrounds.
- It is walkable and has ground floor retail that is alive and well
- Location location
- I love the shops that are within walking distance
- The people
- Vibrant BIPOC communities
- Diverse cultures and food options available.
- Approachable neighbors.
- It's diversity, it's right in the middle of everything, it feels like Oakland.
- Friends and neighbors.
- Many resources. Minimal need for car. Diverse. Close to nature
- The melting pot of cultures and food and good weather.
- Diversity
- walkable, good transit, great restaurants
- Short answers are the problem. Elicit granular, detailed stories for better results.
- good grocery stores
- Neighbors know each other.
- Walkability and vibrancy
- My neighbors
- I love Alameda's proximity to Oakland. We are ONE city as far as I'm concerned.
- Walkability, access to transit, parks, mixed use.

Appendix B: Breakout Group Facilitator Notes

Group 1 Facilitator – Laura Kaminski

Participant 1- Main concern is equity and climate.

Participant 2 – main concern is Housing Equity in neighborhoods.

Participant 3- worked with the City on the Housing Element in 1998, should start with discussing how our existing system on zoning is based on racism. Worked on the last General Plan as City staff and worried we will repeat what was done in the past.

Participant 4- I live in affordable housing, I know what it is like living in affordable housing. Important to where you are putting affordable housing, I live near pollution, noise in China town, near pollution from the Port. A lot of affordable housing is built in areas near freeways and pollution. Once you are living in affordable housing no one wants to listen to you and your concerns. This area has become extremely violent, there was a shooting on I-880 right across from my balcony. We don't need more market rate housing, we need extremely low housing. Most of the people who are homeless need extremely low housing.

Participant 5- We have existing systemic policies, we need serious policy change. We need serious discussions. 174% of housing was built for market for market rate, it is a policy decision of what housing is being built.

Participant 4- Should put a lot of thought into where you move people 55 and older and people with mental disabilities. Where I live, we don't have grocery stores, have predatory people that rob people. We had tough sheds moved in next to us, had increase in crime overall, not just from homeless people, but unfortunately some homeless people have problems with drugs and this can create crime. We need to care about who is living in affordable housing and what their needs are and provide safe housing.

Participant 1- Affordable housing, it should be more dispersed throughout the city. Should look at parking lots. The A's are not going to have affordable housing. Need more resources for family housing when growing up.

Participant 3, we need some radical policy changes. We need to ban land speculation. As long as we are beholden to developers. They are scooping up housing and flipping for huge cost. We should replace Planning & Building with other Departments. We are so looking at the minutia of housing, we cannot get through the permit process because we don't know how to play the game. Let's make a system based on safety. We don't need to know how far the kitchen is from the basement. Zoning was created to separate certain people, redlining. We repeat redlining. Oakland hills is the most segregated. Every house over 6,000 square feet needs to take in 6 more families. Our politicians are taking money from developers.

Participant 5, Howard Terminal, greater percentage of affordable housing and it needs to be on site. Howard Terminal is going to go through with nothing of value. Have to change policies. No more building market rate housing without a certain percentage of affordable.

Zoning needs to upzone in all of the hills areas.

Iris - should eliminate Impact Fees only do onsite. The process is so onerous for the average person or small developer trying to build affordable housing. The City should have staff to assist with all of the rules. Should have staff to assist the public with ADUs. Concerned that this Housing Element will be a cookie cutter process and that the consultant D&B will not have the creative ideas.

Participant 1- how can we continue to build market rate when we have not met the numbers for affordable?

Participant 2- we have to generate tax dollars as well.

Participant 3- we should spend less money on police and more on paying for the City.

Participant 1- The City is proposing business tax changes and increasing money from the Port.

Participant 4- Why are we supporting corporations that are not paying living wages?

Participant 1- Companies are buying up single-family homes and then letting them get dilapidated and then flip them. Can the city enforce the codes to not allow for this?

What makes housing more expensive in the first place.

Participant 2- I have a family member that is making 6 figures and can't afford to buy a home.

It is extremely difficult to get into any area of the City, housing is going for at least \$500,000.

Participant 1- At least they used to look at comparables for how housing is priced in real estate, how does housing get to be priced at this high of a price? We should be addressing what has gotten us to this place.

Participant 2- there are a lot of people who work in Silicon Valley that are moving here and driving the price up. They are taking these properties over. They can't afford the housing in Silicon Valley so they are coming to Oakland.

Chat:

19:12:25 From Participant to Everyone:

that is the argument they are currently making

19:13:46 From Participant to Everyone:

yes

19:24:48 From Participant to Everyone:

how about a policy that says single family homes can only be purchased by people who will reside in them?

19:25:26 From Participant to Everyone:

@ Participant + 1

19:26:21 From Participant 3 to Everyone:

Get rid of any restrictions on the number of people who can be in a unit

19:26:24 From Participant 2 to Everyone:

Sounds good, but if they can't afford to do so, it leads us back to those who can or these large corporations

19:26:47 From Participant 3 to Everyone:

Eliminate parking requirements

19:30:07 From Participant 3 to Everyone:

Allow people to create cooperative living arrangements without city requirements-allow people to create their own agreements, trust collectives to be responsible adults

19:32:22 From Participant to Everyone:

Same for "affordable housing", allow housing to flourish without 20 pages of requirements. Ask for a confirmation that the housing is remaining that every year. Have the land be deed restricted.

Group 2 Facilitator – Lakshmi Rajagopalan

Introductions

- #1 - oakland resident, D2, urban planner, need more engagement/education around housing
- #2- piedmont ave, searching for new housing in Oakland - which is proving to be very difficult
- #3 -unity council (deeply rooted) - timescale/fruitvale area, lack of investment
- #4 - issues with housing development esp. Affordable housing
- #5 – did not engage at all

Engagement and Education

Education on what affordable housing means (critically low/low income)

Engagement - education is a key

Translating into easy-to understand language, in multiple languages

Being transparent as possible - with these timelines, how are we listening to the community?

Accessibility - meeting in the box situation - printable - cultural centers/community centers

Capacity building/educational piece of housing - housing element - enable the community

Time/capacity building/educational exercises

Sites:

consider City owned properties and properties owned by Land trust properties - developers.

Buy back properties owned by these developers using eminent domain

Policies

Require on-site inclusionary housing (or if they are paying into the impact fee fund, there needs to be accountability on what those monies are used for - how that money is used)

Consider barriers to developing affordable housing - there are several (example: <https://oaklandside.org/2021/10/20/nonprofit-run-by-homeless-people-says-it-was-unfairly-taxed-for-trying-to-build-housing/>)

Equity

Look at Redistricting mapping to identify equity patterns

How will the policies be evaluated to fix more systemic issues? Policies should also address unhoused.

Group 3 Facilitator – Audrey Lieberworth

Introductions:

- Participant 1 – North Oakland, Rockridge, cares about affordable housing
- Participant 2 – architectural urban designer, lives in Mosswood neighborhood, interested in affordable housing/extremely affordable housing, infill/redevelopment, finding perfect sites to do those sites on
- Participant 3 – West Oakland, lived in Oakland for 7 years, interested in social, economic, environmental, and racial justice. Also interested in affordable and missing middle housing. We're putting too much pressure on affordable housing and missing middle housing could help with this.
- Participant 4 – lives in clinton neighborhood, city planner, advocate for historic preservation (works with Oakland Heritage Alliance). Housing Element is an opportunity to use historic buildings as housing resources/naturally affordable housing. Harder to build new than rely upon historic building stock.

Question 2: What do you see as some of the opportunities for planning new housing in Oakland? (Examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers)

Participant 1

- Sites that are not currently used for housing. Some rezoning may have to be done, particularly if there are reluctant land owners
- The Ridge site – property owner does not seem interested in developing for housing; some encouragement through rezoning may be needed
- Vacant sites – look at zoning on those sites. Be aggressive where it makes sense to build housing
- Build affordable, with an emphasis on a higher percentage of lower income housing

Participant 4

- Look at existing buildings as potential housing resources, esp historic buildings. Existing nonresidential and older office buildings that might become obsolescent should be converted to housing. Including live/work, esp in industrial areas. CA Historic Building Code can help facilitate this process
- Existing single family homes – there may be provisions for ADUs, but these may also present opportunities beyond ADUs to add more units (I.e. missing middle) with an emphasis on affordable units

Participant 2

- Look at vacant sites and office buildings that could be redeveloped. Look at commercial corridors like Broadway and Telegraph – are there vacant sites, dilapidated commercial sites? There are commercial spaces with large parking lots along these corridors. We should densify these sites along the corridors.

Participant 3

- Hard to pencil out projects given that labor and material costs are high.
- There is a need for more workforce development programs / incubator programs for small contractors. Historically there have been barriers for Black and Brown communities to obtain apprenticeships to make their way into the construction trades – remove those barriers
- Time is money – streamlining the permitting process is ideal because delays mean projects cannot pencil out. State legislation allows some projects to be fast-tracked. Also a need for streamlining design approval process to minimize NIMBYism
- Need to define a clear permitting process for developers
- Provide opportunities to encourage Black and Brown property ownership in Oakland. Look at tenant cooperative in Brooklyn Basin. Develop initiatives to buy homes in Oakland – provide opportunities for Black and Brown communities that stay in their neighborhood to merge lots and create a larger multifamily complex, or build smaller, missing middle housing on a single family lot

Question 3: What do you think some of the issues or challenges will be in these areas?

Participant 1

- Major challenges for affordable housing are obtaining subsidies. More money coming through the State now, but Oakland needs to build up its funds/subsidies. Should be part of the Housing Element – think about how to raise funds from different sources for really substantial affordable housing. Raise local funds. Use conditions on other kinds of new developments (I.e., higher impact fees) to raise local funds

Participant 3

- Affordable housing developers talk about the gymnastics they have to perform to combine the tax credits and funding sources, which is particularly challenging for smaller developers with fewer staff and resources. Can we streamline the funding and

administrative process to make development of affordable housing (esp for smaller affordable developers) more feasible?

Participant 4

- CA Historical Building Code – can address code issues that can inhibit rehabilitation of older buildings. Oakland should try to be more proactive around using that Code and should expand the number of eligible buildings (model – City of Alameda)
- Shortages of staff at City inhibits ability to process applications. Could bring in consultant planners to accelerate projects, offer overtime to existing staff

Participant 2

- Identifying funding sources

Question 4: What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 4

- According to the existing RHNA performance, City has been good at building market rate, but falling short on affordable. This is the area that needs most attention

Participant 2

- Need more affordable housing – esp VLI and ELI.
- Should be equitably spread out across different neighborhoods

Participant 1

- Integrate housing all across Oakland at all income levels, but financial feasibility of these projects is difficult
- For new housing, there should be higher percentage requirements to build low income housing on site, even though it makes it more difficult for projects to pencil out. Would like to see 30 or 40% required on site, but may not be feasible
- Real difficulty is identifying funds to subsidize projects

Participant 4

- Most developers pay in-lieu fee instead of providing on site affordable units. Oakland should take a closer look at actually requiring the units on site as part of these projects

Participant 3

- Oakland's inclusionary housing requirement is too low

Participant 2

- Is there oversight and transparency for distribution of affordable housing funds?

Participant 4

- City or land trusts with assistance from City could bid on foreclosed properties to acquire that land
- Relocate/move older, existing buildings in the way of new developments. There are existing policies in the housing element to facilitate this, but the challenge is to find locations to move those buildings to. Can they be moved to vacant City-owned land? If the building is in good condition, moving a building is a good way to preserve existing housing. If you move a historic building it does not need to be brought up to Code, which saves money. With house moving, the main expenses are moving it off the existing foundation and the utility wiring

Participant 3

- Current Code is really geared toward sustainability to address the climate crisis. Moving non upgraded housing would contribute to greenhouse gas emissions. Maybe there could be some middle ground
- At meetings to discuss housing projects (ex. Howard terminal), they hear a lot about parking. Not willing to move downtown because there isn't any parking available to them. Should be larger discussions about what it means to live without a car. Building housing close to transit (like BART) is not sufficient to meet needs
- Potential to create a new building typology for a community garage, not like a surface parking lot. Perhaps a tower of parking located within a five minute walk of a group of housing site

Participant 4

- Some streets are very wide. Could introduce angled parking on wider streets instead of parallel parking to accommodate more parking, esp in San Antonio neighborhood
- House moving is a great way to implement resource conservation because all of the materials are already in the house, don't need to dispose

Group 4 Facilitator – Daniel Findley

Participants

Participant 1 EBHO. Cares about low-income affordable housing, transit-accessible, designated bike lanes, and walking areas. Clean streets and sidewalks.

Participant 2: EBHO. Production of housing, meeting AFFH requirements such that we overcome patterns of segregation. More emphasis on affordable housing programs.

Participant 3: lives in Bushrod, very pro housing and more of all housing types. Housing needs to be easier to build. Favors higher density housing.

Participant 4: Represents [Upper Broadway Advocates](#) which focuses on the vacant lot at Broadway/Pleasant Valley. Favors changing zoning in commercial districts to allow for higher density housing such that housing is a “preferred use.” Supports the idea of affordable housing in high-rise buildings.

Participant 5: Co-chair, on tenant’s union. Lives downtown. Not sure if more housing is the solution. Lots of empty lots, empty units. Root of the problem is that developers sit on empty properties. Important to her is ending gentrification and reducing the construction of luxury housing. Would like to see Henry J. Kaiser building transformed into housing and sites near Mosswood Park if new housing is to be built.

- What are the housing issues you care about in Oakland?

These are discussed in the participant profiles above.

- What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)

BART is doing a good job except @ Rockridge. Eastmont Mall could be one site where underutilized parking areas could be identified for housing.

Participant 3: in favor of by-right zoning and setting the rules to enable this. “Requesting a zoning change takes forever.”

Christina: would be in favor of changing zoning to accommodate housing (affordable). Thinks downtown Oakland is turning into SF with gentrification.

Participant 3: wants enough housing even for tech professionals.

Participant 4: lives in an ADU-few people care about ADUs because people are more concerned about large buildings and their impacts.

Participant 2: Oakland has exceeded housing goals but only at the top income level. Would like Oakland to consider mid-rise buildings in neighborhoods like Temescal. By-right approval for 100% affordable. Mixed-income buildings don’t pose a huge challenge (okay for financing) but is more in favor of mixed-income neighborhoods. Need more government support for rental subsidy.

Participant 5Beach: even subsidized housing is too expensive for someone earning \$1,300/month and on SS.

Participant 2: to get state subsidies, there needs to be local match

- What do you think some of the issues or challenges will be in these areas?

We moved into the final question but some of the challenges were teased out in the participants’ responses to the first two questions such as affordability, impact of large buildings, ensuring rental subsidies so people can stay in their units.

- What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 1: Senior housing, TAY housing are interesting ideas.

Participant 3: advocates for homeless housing. City should be planning for homeless housing.

Participant 2: Larger units for larger families. City needs a housing needs assessment that assess pay burden (families that overpay for their unit)

Participant 5: social housing with assurance that families can remain in their unit.

Summary Points:

- Revise the zoning to accommodate housing, upzoning is a smart approach and legislate by-right approvals for 100% affordable. Build housing near transit, set the rules to accommodate more housing production.
- Not sure if housing is the solution. Lots of empty lots and empty units. Root of the problem is that developers sit on empty properties.
- Publish the needs and fair housing assessment on the website so the public can see it.

Group 5 Facilitator – Khalilha Haynes

A. What are the housing issues you care about in Oakland?

1. Prioritizing affordable housing (AH) for very low- and low-income households. there is no strategy for AH, so Oakland is losing people of color.
2. Investment priority for areas of the RHNA that have not been met.
3. Creating an effective and responsible AH strategy, with rental assistance for renters and down payment assistance for people to purchase homes.
4. Effective programs to shelter & support homeless residents.
5. City of Oakland becoming a nicer place to live, with less focus on cars, dense housing to support transit and address the homelessness crisis.
6. The homelessness crisis is exploding, and City needs to “go big” make a large investment in AH. How can we explain allowing people to live in tents under the freeway, on sidewalks, and in RVs?
7. Creating a program to support first-time Black homeowners and keep Black properties in Black hands.

B. What do you see as some of the opportunities for planning new housing in Oakland?

1. Building housing near transit, e.g. BART stations, transit corridors (esp. rapid bus lines).
2. Placing market rate housing in communities that were historically exclusionary and areas “post-gentrification.”

3. Upzoning, esp. near transit
 - i. Upzoning needs to be done equitably, especially in areas like Fruitvale and deep East Oakland, where upzoning would increase land values, lead to speculation, gentrification, and displacement of current Black and Brown working-class communities.
 - ii. Consider Emeryville as a model for maintaining Black population by building apartments everywhere.
4. Converting single family lots to multi-family lots.
 - i. Consider San Francisco as an example.
5. Increasing height limits, removing parking minimums, implementing parking maximums.
6. Moms for Housing site has sat vacant for the last two years, despite being bought by a land trust a few years ago. There are homeless encampments just a few blocks away. Why has this not been opened to house people?
7. Public land for public good. Using public land would dramatically cut the cost of housing.
8. Establishing accountability measures and performance metrics for City's AH policies.

C. What do you think some of the issues or challenges will be in these areas?

1. Decreasing cost of housing to make it more reasonable and affordable to build housing.
2. Creating strategies so that AH does not compete with market rate housing.
3. Passing anti-speculation laws.
 - i. E.g. Homes in North Oakland Flats are being bought up by for-profit companies, not nonprofits or Oaklanders.
4. Entitlement process is extremely onerous, for companies and individuals.
5. Using vacant land owned by the City and County. Taxing vacant public land – the County has so much public land that they aren't being taxed for, but private landowners are being taxed.
 - i. City needs to publish a full list of all its available public parcels.
6. Need effective ways to build both market rate and affordable housing – using market rate to pay for AH won't get us enough AH.
7. Impact fee paid by developers that do not build AH is way too low. They need to pay more. Oakland devalues its land in order to entice developers, like a "low-budget prostitute."
 - i. The implementation of impact fees originally was staggered (West, then Central, then East), giving developers time to buy up land in Central and East Oakland.
8. Lack of city, state, and federal funds, especially after the closure of redevelopment agencies.

Group 6 Facilitator – Alison Moore

Participants:

- Resident of Rockridge

- Resident of San Pablo Ave/Broadway
- Two members of East Bay Housing Organization

Key points:

- Surveying/ pressuring church groups and landowners how sitting on land- eminent domain? Vacant land tax- progressive.

Potential ideas: Affordable housing overlay, urban land trusts, adjusting parking requirements

- Challenges: Funding, costs of land.
- No gos: Fire hazard zones, Sea level rise and industrial land use- cancer clusters.
- Gos: Proximity to transit
- Housing types: Finding places for people that are homeless to afford to live.

Raw notes:

- More affordable housing in general is needed, with an equity lens.
- Some of the less affordable areas like Rockridge have some of highest land costs in Oakland.
 - Even if upzoning happened in these areas, it would only be a few parcels that would be viable.
 - Landowners in college and rockridge, not much incentive. One of major buildings there- dryers building, got redone 20, 30 years ago, was just bought by east bay jewish community center. May provide some housing there.
- Concentration of transit and grocery stores could support so much more housing than there is. Either side of Rockridge north or south or BART. They do well as it is, no incentive to go higher. Could there be an incentive? Trader joes is 1 story, but land office business.
- Affordable zoning overlay- market rate one zoning, affordable another. College avenue- 3 stories max, if you're building affordable you can get six.
- There is a need for deeply affordable housing. In the past 6 years, for every 9 market rate units, one unit of affordable housing is produced.
- Desire to see this housing element approached with an eye toward more stringent state laws- Cities must be held accountable. There are tools to implement equity and fair housing from the start, even beyond AFFH.
- Essential missing element is money- there is not a lot of money to fund affordable housing, especially since redevelopment agencies went away. The importance of finding those streams can't be understated.
 - When you're identifying sites, try and evaluate how competitive those would be for funding.
- When conversion occurs, landowners could make partial donation of property value to a land trust. way to get a benefit, land trust gets land at reduce costs.
- Lots of vacant lots that are paved or grassy, or unused parking lots, and a handful of homes that are vacant on San Pablo Ave. All owned by one somewhat active religious institution. Feels totally unfair to have wonderful neighborhood and land that isn't being used because someone isn't paying property tax on it. Complex when someone owns it, especially when they are exempt form property tax. But participant would like to see something happening on land

- Stamford and San Pablo. Yoga ashram owns 20-30 parcels, massive vacant lots. Headquarters in upstate New York. No control over those decisions. Person with power is not really thinking about it. Eminent domain not as expensive.
- Unhoused individuals are being forced into the streets because of rent increases.
- Holding land for investment is wrong. What can we do about that? Vacant property tax, is pretty minimal. One option could be a progressive vacancy tax- the longer a parcel is vacant the larger the tax is. This will be on the San Francisco ballot this year.
 - Corner of Broadway and Pleasant Valley- A shopping center is no longer a viable option because of online retail. Problem was that property owner (corporation) doesn't want housing. The master lease that governs site prohibits housing- right now the zoning is general commercial. Why not rezone as residential? Could build mixed use with major housing component.
 - Eminent domain recommended as strategy for unused property.
- Synergy with transit and housing. AC transit and BART. Don't need to build as much parking downtown. In case of BART, where they have the land. Investing in transit with ridership and housing.
- Stagnancy has a cyclical effect- not a lot of businesses, not a lot of places to build housing, business don't want to open.
- Survey churches to determine extent of ownership
- Reducing parking requirements- Perception that parking requirements were down to half a space already.
 - Participants noted that some lenders won't provide money if you don't provide parking.
 - Support for parking maximums, and lowering minimums. Let market decide.
- Shared parking- some examples of this in El Cerrito del Norte
- Do not want to add housing in the following areas:
 - High fire zones
 - Near the shoreline. Also consider how housing can help reduce greenhouse gases, such as higher density and energy efficiency. Adaptive reuse is the most efficient.

Group 7 Facilitator – Matt Alvarez-Nissen

KEY TAKEAWAYS

- Identified need to improve the general outreach process – including making sure the community has enough context to understand the Housing Element process and is able to select appropriate sites.
- Housing locations – the City should locate affordable housing in higher-resource neighborhoods and near transit. Participants identified capacity for additional residential development in Trestle Glen, Montclair, North Oakland and the Hills. While we should keep fire risk in mind, additional development is possible through strategic planning. The City should also spread density around the city, and not exacerbate patterns of segregation. The City should not include grocery stores as sites, especially in food deserts.

- Housing choice – The City should promote housing choice, including both the location of available housing and the type of housing. This includes both rental and ownership units, ADUs, modular housing, etc.
- The City should work to increase the proportion of affordable housing to market rate housing in new development (including in any new Coliseum area development), and make sure not to redevelop on existing subsidized or rent-controlled housing.
- Policy ideas and solutions – Increase strength of the housing preservation program, inclusionary zoning, value capture of resale, transparent community benefits process, streamlining for modular housing (especially on small sites), promoting workforce housing, and allowing the conversion of vacant ground floor commercial to residential.

Detailed NOTES by Question

Participants were asked Question #1 as part of the initial round robin, and Question #2 to prompt group discussion. Questions #3 and #4 were also presented, but the discussion turned towards a more general conversation about housing priorities. The answers to Question #1 are provided and the answers to Questions #2, #3, and #4 are grouped together below.

Question #1 – What are the housing issues you care about in Oakland?

- Deeply affordable housing in Oakland and the region
- Quality design
- More equitable access to transit, especially in higher resource areas (e.g., Rockridge)
- Development of housing in diverse areas (e.g., Adams Point)
- Do not center density in one place (like it is in East Oakland)
- Climate smart housing (i.e., do not develop in areas prone to wildfire, flooding, etc.)
- Do not locate affordable housing in existing low-income neighborhoods

Question #2 – What do you see as some of the opportunities for planning new housing in Oakland?

Question #3 – What do you think some of the issues or challenges will be in these areas?

Question #4 – What type of housing does Oakland need more of? Where do you think it should go? Why?

- Conversion of vacant ground floor commercial to residential use.
- Permit higher mid-range densities to target missing middle housing, and prioritize the flatland (although might not be relevant with SB9 provisions).
- Develop around transit, including AC Transit stops.
- Spread density throughout the city.
- Do not exacerbate patterns of segregation.
- Do not include existing rent-controlled or subsidized housing in the inventory, don't want to encourage redevelopment of those buildings.
- Staff should provide more context on what makes a good site for housing.
- The proportion of affordable housing to market rate housing in new developments is not balanced – minute amounts of affordable housing with large amounts of market rate, especially on large projects. One participant expressed a desire to see this balance in any new Coliseum area development.

- Compare Coliseum area development to Brooklyn Basin development, interested in affordable housing balance and aesthetics of the development.
- Strategies to promote more affordable housing include community-based agreements, but this process is often not transparent and does not involve the community. Hard to negotiate for the community given limited time. Participants expressed a desire for a more transparent process and to hold developers accountable to proposals that actually benefit the community, especially on public land.
- Issues with the impact fee process – hard for the public to determine the total amount of impact fees collected and where the money goes.
- More workforce housing.
- Modular housing on smaller lots, allow for more flexibility in this process – including permit streamlining. Historically difficult for cities to build modular housing, but this can be a more financially viable way to build quality housing. It's also more cost effective and produces lower rents – affordable by design.
- The City should consider value capture from home resales as a potential program. This could be a good source to provide more subsidies for lower-income units in new developments.
- The City should increase funding to and strengthen the housing preservation program, which is similar to San Francisco's small sites program, to retain rent-controlled units. It is cheaper to maintain existing affordable housing than to develop new low-income housing with significant State and federal subsidy.
- Trestle Glen and Montclair, and areas northeast of the I-580 could be higher density (although there are slope and fire hazards to consider). These are higher resource neighborhoods and would be good for affordable housing.
- Participants emphasized locating affordable housing in higher resource areas outside of high fire hazard zones, where possible. However, some participants argued that it is possible to develop more in some of these areas given thoughtful strategic planning efforts – there are ways to mitigate the risk, including ensuring adequate fire fighting resources. One participant cautioned against located too much housing in areas with small and windy streets, since this poses an evacuation risk and may put vulnerable populations at even greater risk. One participant referenced recent State law (AB2911) and State building codes that would help facilitate development with good site management, design, and planning. One participant noted that there are also environmentalist concerns about development in the hills, but there is still lots of land up there where people could live.
- Housing choice is a priority – the City should create options for people to live in the hills if they want. People should also be able to choose single-family units, affordable rental units, affordable condominiums, etc. One participant noted that more condos should be built, and that a lot of rental apartments have been built but not ownership units. Another participant agreed – lots of new development is rent only, and buying options are typically restricted to single-family.
- One participant was in favor of the City promoting more ADUs and SB9 lot splits, but wanted to make sure that these are long-term rentals and not available on AirBNB.
- One participant highlighted the prevalence of food deserts in Oakland, and noted that when considering redevelopment of commercial sites the City should confirm that the site is not the only grocery store in a neighborhood.

- One participant was frustrated that the City released the RFP so late, and that the outreach process was doing things out of order. They noted it is preemptive to discuss sites without fair housing analysis, or other context building. Other participants agreed that the General Plan website is light on information, and should include things like a map of City-owned parcels and AFFH maps.

Group 8 Facilitator – Rajeev Bhatia

Housing Sites

San Pablo Avenue could be a great place for more (deeply) affordable or mixed-income housing. Broadway and Telegraph have gotten attention in the past, and San Pablo Avenue has not had the same attention.

Look at smaller sites, don't ignore them. A's stadium area, anywhere where transit is or is planned for.

Fire Captain. Has worked for Oakland Fire for over two decades, and can't afford to be in Oakland. Many police and fire personnel are eager to live in Oakland but are unable to afford to do so. Living too far from the City is not great in case of emergency need. Need to think about providing workforce housing, not just income-restricted. Castro Valley had Emergency Living Response Zone that prioritized police and fire personnel in case of need.

Difference of opinion on housing in the hills – some believing that should absolutely not be allowed – even one fallen tree on a one-way-out only area can cause devastating loss of life - - while some others believing that single-family zoning needs to be eliminated from entire city because of equity considerations (while case-by-case exemptions based on actual studies may be ok).

City also needs to promote NOAH (Naturally Occurring Affordable Housing). E.g.. City had program for small developments (five units or less), that could be resurrected.

Housing in Resource Rich vs. Non-Resource Rich Areas

While appreciate desire for adding housing in areas of opportunity, several members of the group wanted to see housing in areas where people actually live and need housing, even if these are lower-income/resourced areas, for cultural identity, because they have ties in the neighborhoods.

Preservation

Preservation of housing at risk of conversion was key for many people in our group. Need to extend affordability covenants. Developers of these, non-profits need funds. City should tap into infrastructure and other funds available from federal and State governments.

Inclusionary Housing

On-site inclusionary housing building requirement, rather than just paying fee, because that can take many years to develop when we need housing now. Money collected by City also loses value over time. Decisions on how to spend money collected also become political. BMR requirement also needs to be increased.

Group 9 Facilitator – Lauren Pepe

KEY THEMES

- Affordable housing should be built all over Oakland and not just in lower-income neighborhoods
- Affordable housing near transit is key- being next to BART station opens up far more opportunities than being two miles away - but ensure anti-displacement protections are in place for those who already live there
- We need more senior supportive housing, multigenerational housing, workforce housing, ADA compliant housing
- Homegrown solutions such as community land trusts should be seen as real solutions and we should remove barriers to these solutions; some homegrown solutions (such as Homefulness) have run into a lot of issues with the city
- Issue: Affordable housing is built but people who can pay market rate get it
- We must ensure:
 - Affordable housing is not built near pollution sites
 - Housing for the unhoused before anything else
 - Vacant units or land do not sit vacant
 - That affordable housing exists not only now but also in the future so that future generations can remain in Oakland
- We must recognize housing is a human right and not commodity

FULL CONVERSATION ORGANIZED INTO QUESTIONS/TOPICS (WITH CHAT TRANSCRIPT INTEGRATED)

Introduction and Housing Issues of Concern

Participant 1, worked in affordable housing, lives in District 7: Create affordable housing all over Oakland and not just areas where the lowest income residents reside. TOD is important (clients take 3 or 4 buses to get downtown) and equitable transit should exist. Other issues of concern: homelessness – everyone should be housed, deeply affordable housing, workforce housing.

Participant 2, works with Unity Council, grew up in deep east Oakland and now works/lives in Fruitvale: Going from two miles away from transit to next to BART is like night and day in terms of access to amenities. Concerned about: homelessness, affordable housing for her staff, ensuring her children will be able to grow up in Oakland (she doesn't want to move to suburbs like her relatives).

Participant 3, third-generation Oaklander: Wants to see Oakland remain diverse, vibrant city and not turn into mini SF. Alarmed by how expensive it's become but believes there is enough room and we need more housing for all income levels. Oakland needs better transit; BART is great if you are next to it but if not, it's like it doesn't exist. Was able to buy housing after thinking she would have to leave; wants to see this opportunity to own in Oakland for her nephew. Was renter whole life and knows how difficult that can be; protections for renters can be improved. Wants to see more investments across the city like the Waverly development program in her neighborhood.

Participant 4, lives near Coliseum and works in Chinatown organizing for low-income immigrants: We need deeply affordable housing and more of it. Affordable housing waitlist practices might be unfair. The growing unhoused community is of great concern. We need more workforce housing (educators, grocery store workers, etc). Lumping all these types of housing together as moderate housing doesn't work because people who can afford to pay more get these units. How do we keep housing currently affordable as affordable and ensure maintenance over time (habitability is big issue in low-income communities)? Concerned about housing sites being near industrial pollution sites or near freeways/off-ramps. Believes that as long as housing is treated as commodity it won't actually be protected. Need to treat it as a human right. Most of flatlands in flood zone is a concern; we aren't doing enough for mitigation. What are we doing about ensuring safe places to shelter in? Resilience hubs must be built near homes especially for unhoused folks. Concerned that a lot of the announcements going out about the Housing Workshops were not multilingual; hopes language interpretation of meeting is being recorded.

Participant 5, lives in Grand Lake. Concerned about affordable housing being equitably distributed (and not just in East Oakland) and located near transportation hubs, grocery stores and offices. She works in accessibility for seniors in East Oakland. It takes so long for them to get anywhere - ensure senior housing is near transit. Also believes we need more middle-income housing.

Participant 6 is a mother of four and has done crazy things to maintain housing. She seconds the issues already mentioned. Housing is human right and no one should have to do what she's done. Unhoused neighbors are all around and it's shameful that luxury units are going up while so many units sit vacant. Churches are closing because their parishioners have been

displaced. She's showing up to this meeting reluctantly and doesn't think [the Housing Element outreach process] has hope with the quick timeline that has been established.

Where to locate housing?

- Near transit. Areas dense with transit must be dense with housing. Rockridge has blocked density but it's a place where we need higher density housing.
- Create affordable and middle-class housing throughout the city instead of allowing the current segregation to persist.
- Old/unused buildings and parking lots near city hall and maybe OUSD buildings/lots.
- Near parks and green spaces

Issues/Challenges

- Critical to have housing by transit but that causes gentrification. The only folks who are able to remain are in protected housing. Other folks are harassed by landlords until they leave and they lose good housing near transit. Need strong anti-displacement protections and outreach processes.
- In District 6, many large lots were zoned for affordable housing and supposed to be developed but didn't and property owner is absent. Multiple lots like that are creating blight in community. Developers bought them and didn't do anything.
- Support businesses during construction to ensure they remain open.
- Cost of housing (especially with materials prices increasing). Casa Arabella (affordable development) cost \$60 million for 92 units.
- Make sure design of new housing matches existing aesthetic of community.
- When places are upzoned the cost of land increases greatly so building new units is hard to afford.
- Unhoused communities have needed to be resourceful; how can those areas where they live allow them to stay and be improved upon? Many of those areas don't seem very safe and near polluting sources, but how can we not continue to displace the displaced?
- The state has to work with other financing options to house the unhoused besides tax credits.
- New development also takes a long time. We've had a lot of community members fight for affordable housing in an otherwise market rate site, and by the time the buildings are open for occupancy those community members have been pushed out and don't get to enjoy the benefits of what they won.

Solutions/Places to Improve

- Take community land trusts seriously. Need more accountability in city departments that are supposed to be supporting residents, such as having enough inspectors who follow through and make reports.
- Need consequences for leaving properties vacant so that there's not unused housing stock.
- We need to embrace community-driven and homegrown solutions, de-commodify housing, and recognize the value of a family having dignity. Homefulness (non-profit) built on vacant sites that they purchased and have run into multiple fines from the City.
- We need a solid inclusionary housing policy.
- Update the impact fee policy.

What types of housing to build?

- Multi-generational or family sized housing
- ADA-compliant housing
- Supportive senior housing

Group 10 Facilitator – Helen Pierson

Introductions

- Participant 1 – part of YIMBY groups, wants to address the general unaffordability of housing in Oakland
- Participant 2 – The city is experiencing a homelessness crisis and should pause development of market rate housing until the crisis is addressed, the city needs housing for teachers, more housing in the hills, and housing for the unhoused is a major priority
- Participant 3 – promoting affordable housing is very important, rockridge resident, house homeless individuals, re-introduce SROs in areas like downtown, 'gentle density'
- Participant 4– pause on market rate housing, housing in Jack london area
- Question on Racial equity impact analysis – will such an analysis be conducted before the sites are chosen?

Housing Location

- Most new higher density housing so far is in the downtown and west Oakland areas, we need more housing in other neighborhoods like north Oakland

- We should have more housing in the Montclair area, and housing above the markets in rockridge
- Higher density housing could work in rockridge near bart but it should be well designed and compatible with the neighborhood
- The hills are not a good candidate for higher density housing because of the fire risk – remember the '91 fire
- Could be more high density housing along san pablo – access to transit (bus service) and shops etc
- Incorporate existing analysis on equity and justice to decide where housing should go – anti-displacement project, which areas are vulnerable to displacement

Challenges

- Fire danger – density limits in fire prone areas
- Nimbys will pose a challenge but smart design guidelines could help win people over to housing in their area
- Walkability and charm are important for new high density housing

Housing Types

- Focus higher density housing along commercial avenues
- End exclusionary zoning to allow four-plexes in single family neighborhoods
- Multifamily housing needed
- Family-friendly housing and housing accessible to working families
- Can the city put policies in place to ensure that existing units don't stay vacant

Report Back

- Incorporating data analysis on equity issues
- Focusing higher density in commercial areas
- Incentivizing low and very low housing
- Pause market rate development until unhoused oaklanders have homes
- Housing for more unhoused individuals and take advantage of vacancies

Group 11 Facilitator – Clare Kucera

- **What are the housing issues you care about in Oakland?**
 - Incorporating climate resilience, affirmatively furthering fair housing, housing equity
 - Concerns about why the City exceeded its RHNA allocation for housing for above moderate income units, but not for lower income groups
 - How can we better incentivize developers create affordable units?
 - Unhoused population
 - Expedited and streamlined system for ADUs, how to reduce costs for property owners who maybe want to add on an ADU

- **What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)**
 - o 51st and Broadway vacant parcel – housing affordability
 - o DaVita Dialysis Site in Rockridge
 - o Rockridge Bart
 - o Along transit lines – bus too or just bart?
 - o Blighted sites that could be redeveloped or utilized in some way
 - o West Oakland can be a much denser area of the city, Mandela Parkway
 - o What is built needs to serve lower income levels

- **What do you think some of the issues or challenges will be in these areas?**
 - o NIMBY views, no housing no change sentiments
 - o Preventing displacement/gentrification

- **What type of housing does Oakland need more of? Where do you think it should go? Why?**
 - o Having housing typologies that coincide well community character – for example lofts in the industrial areas of west oakland
 - o Dense transit-oriented development, having folks closer to amenities that are accessible by transit

Appendix C: Main Room Chat Transcript

118:04:24 From Iris Starr to Everyone:

What is the agenda for this meeting? When do we get to talk?

18:04:46 From Cathy Leonard to Everyone:

Will the recording be shared with the participants?

18:05:12 From Liana Molina to Everyone:

And the mtg notes? ^^

18:06:28 From *Laura Kaminski to Everyone:

We will post a recording of the meeting on the website

18:06:39 From Cathy Leonard to Everyone:

Thanks Laura.

18:06:56 From *Laura Kaminski to Everyone:

Notes will also be posted on the website

18:07:05 From Liana Molina to Everyone:

Great, thanks!

18:07:05 From Iris Starr to Everyone:

What is the schedule for the update, I.e, what are the milestones and when? Where is this posted and can it be posted here?

18:07:35 From Iris Starr to Everyone:

When do you expect this to go to Planning Commission for approval, and then to Council?

18:08:03 From Naomi Schiff to Everyone:

Sorry I have to leave at 6 pm but please keep me in the mix. How can I provide written comments?

18:08:32 From Liana Molina to Everyone:

Probably good for those translators to share w community members who can't be here?

18:08:46 From Liana Molina to Everyone:

*to take notes

18:09:13 From Iris Starr to Everyone:

Lots of echos

18:09:17 From Hazel O'Neil, D&B to Everyone:

Si necesita traducción en español, envíe un mensaje a Hazel

18:09:31 From Hazel O'Neil, D&B to Everyone:

如需翻译, 请留言 Hazel

18:09:48 From Iris Starr to Everyone:

We need interpretation, we don't know who is coming

18:10:41 From *Laura Kaminski to Everyone:

We will go over the high level schedule and update the website with more details as the schedule progresses and as more meeting dates get added.

18:10:53 From Liana Molina to Everyone:

I tried to voice my comment in the comments- about talking tri-lingual notes in English, Spanish, and Cantonese.

18:10:55 From Kelsey Hubbard to Everyone:

interpretation streams can be recorded if the consultant team logs onto them and records on the back end

18:11:09 From *Diana Perez, City of Oakland to Everyone:

The schedule for the General Plan Update will be covered during the presentation. It is also posted on the City's website: <https://www.oaklandca.gov/topics/general-plan-update>

18:11:12 From Rabi'a Keeble to Everyone:

the power point is not entirely visible and partially cut off, can some fix that? Thanks

18:11:16 From *William Gilchrist to Everyone:

Might be good for anyone not speaking to mute their microphone so we have minimum echo and noise. But remember to restore your microphone when you speak!

18:11:33 From Liana Molina to Everyone:

(Notes in all 3 languages for community members who can't be present.)

18:11:47 From Hazel O'Neil, D&B to Everyone:

One note to all attendants - there is closed captioning available for those who desire it. You can turn on closed captioning by clicking on the "CC" live transcript button at the bottom of your screen and selecting "show subtitles" (or "hide subtitles")

18:13:42 From *Laura Kaminski to Everyone:

We can translate the notes in all 3 languages

18:13:48 From *Laura Kaminski to Everyone:

After the meeting

18:14:26 From Rabi'a Keeble to Everyone:

Please fix the powerpoint, reduce the size so it all fits on the screen

18:14:27 From Kelsey Hubbard to Everyone:

great to hear notes will be translated, the meeting should also be recorded in the various languages as well. this is possible with zoom.

18:14:33 From Iris Starr to Everyone:

The schedule does not provide adequate public involvement! "a draft must be submitted to the California Department of Housing and Community Development by June 2022" The public has no additional time to opine, except at the Planning Commission and City Council where the decisions are already made.

18:15:03 From Naomi Schiff to Everyone:

Will all be on Thursdays? Need to schedule in advance. . .

18:16:26 From Iris Starr to Everyone:

Naomi: Ha ha "all"

18:16:42 From Hazel O'Neil, D&B to Everyone:

[Https://bit.ly/oaksites](https://bit.ly/oaksites)

18:17:30 From Randy O'Connor to Everyone:

A need to act on housing, to provide more, and overcome the various hurdles that always prevent it from happening.

18:17:51 From Iris Starr to Everyone:

I'm here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.

18:17:53 From Robin Walker to Everyone:

I retired from affordable housing. Over 25 years of experience.

18:18:06 From Tiffany Rose Lacsado to Everyone:

Member of the Deeply Rooted Collaborative - The Unity Council

18:18:10 From Phoenix Armenta to Everyone:

I want to see Oakland develop a housing first model, where housing the unhoused in the #1 priority and everything else is deprioritized until we have everyone housed.

18:18:29 From Naomi Schiff to Everyone:

Pretty awkward managing to listen to y'all and try to type into a survey simultaneously.

18:18:31 From Liana Molina to Everyone:

I'm here to advocate for more low and extremely low income housing in oakland as one part of the solution to the housing and homelessness crisis in our city.

18:18:51 From Janelle Orsi to Everyone:

Curious if the city departments are able to engage with community members that are outside of their general sphere.

18:19:19 From Stuart Flashman to Everyone:

I am concerned about equitable housing and other elements. (I am a land use attorney)

18:19:23 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We need more ELI housing in Oakland. We also need to have reasonable placement of occupants

18:19:30 From Phyllis Horneman to Everyone:

I am here as a small housing provider-a grand name for people who have an ADU. I am here because what we have been doing for affordable housing just isn't working.

18:19:44 From Karla Guerra to Everyone:

Karla Guerra, Policy & Advocacy Manager at The Unity Council. Advocate for affordable housing & housing access.

18:19:57 From Stuart Flashman to Everyone:

BTW, Menti doesn't appear to be working.

18:20:00 From Phyllis Horneman to Everyone:

Longfellow

18:20:01 From Allison Bakke to Everyone:

Waverly

18:20:01 From Stuart Flashman to Everyone:

Rockridge

18:20:05 From Karla Guerra to Everyone:

Work in Fruitvale

18:20:07 From Paula Martin to Everyone:

D7

18:20:12 From Christopher Buckley to Everyone:

Clinton

18:20:12 From Phoenix Armenta to Everyone:

Clinton

18:20:12 From Joshua Hawn to Everyone:

I live in Alameda (should be Oakland)

18:20:14 From Rabi'a Keeble to Everyone:

I am in the Chinatown zip code or JL

18:20:17 From Cathy Leonard to Everyone:

Santa Fe

18:20:18 From madlynn johnson to Everyone:

member East Bay Housing Organizarion

18:20:18 From Iris Starr to Everyone:

I work in east oakland

18:20:19 From Irma Bodden to Everyone:

Concord

18:20:21 From Chia Hamilton to Everyone:

north oakland

18:20:24 From Stuart Flashman to Everyone:

Diversity

18:20:26 From Allison Bakke to Everyone:

People, culture.

18:20:26 From Liana Molina to Everyone:

I'm in D7/ deep east

18:20:29 From Jamaica Sowell to Everyone:

EO

18:20:29 From Karla Guerra to Everyone:

Love the community

18:20:30 From Janelle Orsi to Everyone:

diversity

18:20:33 From Chia Hamilton to Everyone:

diversity

18:20:36 From Rabi'a Keeble to Everyone:

A reduction of noise, response from the police be reasonable

18:20:37 From Karla Guerra to Everyone:

Sanctuary city

18:20:42 From Iris Starr to Everyone:

Are you going to ask we do not like, regarding housing???

18:20:43 From Phoenix Armenta to Everyone:

Definitely the people, the culture

18:20:57 From madlynn johnson to Everyone:

Live in Bancroft Senior Housing

18:20:57 From Naomi Schiff to Everyone:

Pretty hard to do creative writing and listen to you at the same time.

18:21:14 From Chia Hamilton to Everyone:

walkability

18:21:29 From Liana Molina to Everyone:

I love our natural landscape- the redwoods!

18:21:33 From Jeffrey Levin to Everyone:

Jeff Levin with East Bay Housing Organizations. Want to see a housing element that affirmatively furthers fair housing and improves on the City's past ratio of only 1 affordable unit for every 9 market rate units.

18:21:36 From Cathy Leonard to Everyone:

I used to love my neighborhood until it became crowded with traffic and unfriendly neighbors.

18:21:50 From Reisa Jaffe to Everyone:

Please put a link to the website where we sign up to get on the mailing list for notifications of future meetings in the chat.

18:22:09 From Stuart Flashman to Everyone:

My browser says menti's server has stopped responding

18:22:13 From madlynn johnson to Everyone:

Have family here

18:22:17 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Sign up link - <https://www.oaklandca.gov/topics/general-plan-update>

18:22:17 From Naomi Schiff to Everyone:

Please provide a way to send in comments.

18:22:19 From *Khalilha Haynes, City of Oakland to Everyone:

Here is a link to the website, where you may sign up for updates:
<https://www.oaklandca.gov/topics/general-plan-update>

18:22:29 From Liana Molina to Everyone:

Love Oakland's legacy of resistance to injustice

18:22:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send in your comments to generalplan@oaklandca.gov

18:22:53 From Naomi Schiff to Everyone:

Thank you! Will that go to the housing people?

18:23:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The comments will come to staff working on the General Plan Update

18:23:43 From Stuart Flashman to Everyone:

It's shameful how low moderate income housing was!

18:23:58 From Ann Harvey to Everyone:

Does Oakland's extremely low and low income and moderate income allocation increase to add what we were short during the last period?

18:24:00 From Chris Norman to Everyone:

Why did we not meet the low, very low, and extremely low goals?

18:24:04 From Chris Norman to Everyone:

Would love an explanation

18:24:14 From Brandon Harami to Everyone:

Not enough funding

18:24:19 From Christopher Buckley to Everyone:

I'm here to advocate adaptive reuse of older buildings, especially historic buildings for affordable housing, including use of the California Historical Building Code, which can significantly reduce rehabilitation costs. and therefore help promote affordability.

18:24:36 From Phoenix Armenta to Everyone:

Given that we have an abundance of Above Moderate Income Units, Does it make sense that we create a policy to limit Market Rate Development until the other buckets can catch up?

18:24:37 From Cathy Leonard to Everyone:

Unbelievable that most of the housing was for the well to do.

18:24:39 From Naomi Schiff to Everyone:

Photo shows market rate housing at Broadway/Grand.

18:24:55 From Cathy Leonard to Everyone:

Remember, Oakland was traditionally a blue collar town and affordable.

18:25:14 From Naomi Schiff to Everyone:

Let's not destroy naturally affordable housing as we build expensive housing.

18:25:30 From Stuart Flashman to Everyone:

Market rate is the only kind that doesn't need a subsidy. There's not the public money to provide subsidies.

18:25:31 From Iris Starr to Everyone:

The City creates barriers to affordable housing, especially housing developed by the people who know what they need.

18:25:45 From Reisa Jaffe to Everyone:

We need social housing! We need Oakland to be a place that's affordable for people making minimum wage.

18:25:53 From Chia Hamilton to Everyone:

cathy, thinking that was following jerry brown's plan. don't recall him talking about housing all groups. I could be wrong, though

18:26:07 From Joshua Hawn to Everyone:

We shouldn't rely on property owners, in my opinion.

18:26:28 From Tuan Ngo to Everyone:

We need responsible and accountable housing with performance metrics.

18:26:30 From Iris Starr to Everyone:

NO HOUSING SPECULATION

18:26:45 From Reisa Jaffe to Everyone:

Iris agree with tha.

18:26:53 From Cathy Leonard to Everyone:

@Chia, Jerry Brown was only concerned about market rate housing. That's one reason I did not vote for him.

18:27:09 From Stuart Flashman to Everyone:

Need to bump up the vacant property tax

18:27:12 From *Alison Moore, D&B to Waiting Room Participants:

<https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml>

18:27:24 From Joshua Hawn to Everyone:

Re: speculation. Land value tax fixes this.

18:27:25 From Hazel O'Neil, D&B to Everyone:

<https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml>

18:28:00 From Rabi'a Keeble to Everyone:

I think that affordable housing is being built without regard to pollution and other hazards. Ask me.

18:28:25 From Iris Starr to Everyone:

Proximity to pollution.... So where is the environmental justice element?? Why is it separate?

18:28:46 From Jeffrey Levin to Everyone:

How about a map that shows the percentage White by census tract. That would be far more revealing

18:29:05 From Tuan Ngo to Everyone:

The state rent cap legislation (AB1482) has a definition of outside, speculative real estate investors. Protect local residents and target speculators using the legal definition of outside speculators in AB1482.

18:29:06 From Iris Starr to Everyone:

Yes @jefflevin

18:29:31 From Chris Norman to Everyone:

I agree with @jeff Levin. Would love to see that at your next session.

18:29:42 From PATRICIA TOSCANO to Everyone:

City of Oakland employees and Oakland school teachers can not afford a home where they work. Instead we are pushed out and not given the opportunity to be a vital part of the community where we work.

18:29:48 From Iris Starr to Everyone:

Housing concentration type...well, look at the hills

18:29:49 From Joshua Hawn to Everyone:

Close I-880 between Adeline and San Lorenzo.

18:30:20 From Iris Starr to Everyone:

BAN LAND SPECULATION

18:30:36 From Joshua Hawn to Everyone:

Tax Land (speculation)

18:30:36 From Cathy Leonard to Everyone:

Public Land for Oaklanders, not developers.

18:30:36 From Naomi Schiff to Everyone:

Too bad not much affordable going on at Oak Knoll.

18:30:37 From Reisa Jaffe to Everyone:

The definition of affordable has been stretched such that the result is still inequity. That's why we need social housing.

18:30:39 From Kelsey Hubbard to Everyone:

anti-eviction mapping project recently released this.
https://www.pmpress.org/index.php?l=product_detail&p=1140

18:30:42 From Kelsey Hubbard to Everyone:

worth checking out

18:30:53 From Joshua Hawn to Everyone:

+1 to social housing

18:30:56 From Bobbi Lopez to Everyone:

@ Iris, yes!! Speculation is the issue.

18:30:59 From Cathy Leonard to Everyone:

Yes Reisa.

18:31:07 From Naomi Schiff to Everyone:

Note historic house at lower right.

18:31:17 From Bobbi Lopez to Everyone:

And +1 Reisa

18:31:19 From Cathy Leonard to Everyone:

Affordable housing is unaffordable.

18:31:22 From Renata Robles to Everyone:

LOL "historic"

18:31:46 From Tuan Ngo to Everyone:

Equity Study to make to ensure just and responsible housing.

18:31:49 From Joshua Hawn to Everyone:

Historic means "typical craftsman bungalow" apparently

18:32:12 From Phoenix Armenta to Everyone:

I would like to know what this process can actually do. Are we setting new policy? Is this Housing Element a must do or a suggestion to elected as to how to proceed? Where does this fall in the City power structure?

18:32:18 From Cathy Leonard to Everyone:

Oakland needs DEEPLY affordable housing. Let's be real.

18:32:22 From Jeffrey Levin to Everyone:

No reuse of existing residential without 1 for 1 replacement of all affordable housing units that are removed

18:32:43 From Iris Starr to Everyone:

Abolish planning and building regulations that are not strictly about Safety as we eliminate land grabs

18:32:45 From Renata Robles to Everyone:

@Tuan - check out AFFH guidelines, which are intended to address equity and segregation issues through the Housing Element

18:32:57 From Joshua Hawn to Everyone:

@ Phoenix, this is a process required by State Law

18:33:11 From Jeffrey Levin to Everyone:

The State considers the Housing Element to be a contract with the City about what it WILL do.

18:33:17 From Renata Robles to Everyone:

@Jeffrey - State law (SB330) requires "no net loss provisions" to replace any units demolished

18:33:22 From Naomi Schiff to Everyone:

What will the link be to reach the location map?

18:33:26 From Tuan Ngo to Everyone:

Thanks Renata.

18:33:32 From Bobbi Lopez to Everyone:

Yes @Cathy, this Mayor has only prioritized market rate housing which is why Oakland met it's goal by 174% for market rate, but only 26% of what it was supposed to build for low income. It has not been a policy priority for her.

18:33:34 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will publish the map online tomorrow

18:33:46 From Jeffrey Levin to Everyone:

+1 Renata Robles

18:33:51 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

it will be available on the General Plan Update website tomorrow

18:33:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

<https://www.oaklandca.gov/topics/general-plan-update>

18:34:04 From Joshua Hawn to Everyone:

When can we annex Alameda?

18:34:09 From Randy O'Connor to Everyone:

This looks great, excited to engage with it.

18:34:23 From Cathy Leonard to Everyone:

Joshua, and Piedmont, ha.

18:34:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We are also noting down the questions and will respond in an FAQ

18:34:36 From Joshua Hawn to Everyone:

Yep Can't forget about annexing Piedmont.

18:34:39 From Chia Hamilton to Everyone:

please enlrge the slides

18:34:42 From Zac Bowling to Everyone:

I agree with @josh hawn. Please annex alameda and Piedmont

18:34:53 From Naomi Schiff to Everyone:

DOSP is not released/approved?

18:34:57 From Iris Starr to Everyone:

We should be tracking the "small" project list and doing all we can to get those developed. Eliminate City permit blocks

18:35:16 From Joshua Hawn to Everyone:

I hope staff will be taking a serious look at likelihood of redevelopment in the next 8 years

18:35:31 From Renata Robles to Everyone:

@Bobbi - the Housing Element is an opportunity to create new standards/requirements for development to promote more affordable housing. This is usually done through the "programs" included, which are the implementation measures that align with the document's goals.

18:35:31 From Randy O'Connor to Everyone:

Can we see locations other users tag or only locations you tag?

18:35:35 From Kelsey Hubbard to Everyone:

10 days does not seem like enough to authentically gather this input

18:35:39 From Kelsey Hubbard to Everyone:

seems performative

18:35:41 From Tiffany Rose Lacsado to Everyone:

Why only 10 days?

18:35:46 From Zac Bowling to Everyone:

Should Howard terminal be a given on this tool?

18:35:52 From Iris Starr to Everyone:

Who knows where libby lives? Let's drop a pin for a high rise there

18:35:53 From Cathy Leonard to Everyone:

Will public lands be considered for deeply affordable housing?

18:35:58 From Jeffrey Levin to Everyone:

1 very low or low income unit produced for every 9 above moderate income unit. Makes no sense in a City where half the population (and much more than half of all renters) are very low or low income.

18:36:12 From Alex Schafran to Everyone:

I will echo the fact that ten days is not even close to enough

18:36:13 From Renata Robles to Everyone:

@Joshua - the state has been very seriously analyzing other jurisdiction's submissions to make sure the proposed opportunity sites are not fillers that won't be redeveloped in the planning period

18:36:17 From Iris Starr to Everyone:

Yes, @jeffreylevin

18:36:24 From Zac Bowling to Everyone:

Can we fill the estuary and add housing there?

18:36:41 From Joshua Hawn to Everyone:

Excelent idea, Zac. Make Alameda a peninsula again.

18:36:48 From Preeti S to Everyone:

Yes, 10 days seems VERY short. This is a lot for anyone to comb through.

18:36:56 From Stuart Flashman to Everyone:

Will everyone who signed up for this get an email with a link to the map?

18:37:16 From Cathy Leonard to Everyone:

If you really want community input, the 10 day deadline should be extended.

18:37:19 From Kelsey Hubbard to Everyone:

what about vacant building sites?

18:37:26 From Kelsey Hubbard to Everyone:

can we add a layer on the map of city owned sites?

18:37:37 From Joanna Winter, City of Oakland to Everyone:

@Naomi The DOSP (Downtown Oakland Specific Plan)'s implementing zoning amendments have been underway for the past year+, and will be released soon for public review. An update will be out about it next week.

18:37:38 From Zac Bowling to Everyone:

Does the city have a list of opportunities sites they are considering yet?

18:37:47 From Chia Hamilton to Everyone:

What about sites with buildings that have been empty for years & years & years?

18:37:59 From Iris Starr to Everyone:

Can we use the 1 billion in infrastructure money and the ballpark site for housing?
Why or why not, if we are serious about housing

18:38:00 From Joshua Hawn to Everyone:

Reisa, look out for a new bill coming soon from Asm. Alex Lee

18:38:00 From Renata Robles to Everyone:

The Housing Element is an unfunded mandate from the state for the city to plan for housing without any funding or support for implementation or subsidy to develop meaningfully affordable housing

18:38:04 From Stuart Flashman to Everyone:

could someone define social housing?

18:38:20 From Bobbi Lopez to Everyone:

@Renata, of course. One thing the City administration could do is actually implement the public lands policy passed by the city council back in 2018. Making public lands available for affordable housing development/social housing would have made a difference the last four years...

18:38:26 From gina bugiada to Everyone:

Will you define "social housing" so we can all be on the same page?

18:38:28 From Iris Starr to Everyone:

@renata, right!

18:38:40 From Naomi Schiff to Everyone:

We should review the requirements for density bonuses and raise the number of units required for expanding buildings greatly.

18:38:41 From Reisa Jaffe to Everyone:

Policy - no more market rate housing to be built while we have people sleeping on the streets

18:38:42 From Ronnie Spitzer to Everyone:

10 days is too short for community input

18:38:52 From Tuan Ngo to Everyone:

Yes, please define social housing. Public Housing Projects haven't been responsible our effective.

18:38:55 From Liana Molina to Everyone:

My question wasn't really clarified: are you seeking sites for the construction of new development?

18:39:17 From Jamaica Sowell to Everyone:

@Reisa +1

18:39:22 From Iris Starr to Everyone:

Yes, @reisa! No more market until we house our people

18:39:23 From Leonora Sea to Everyone:

It won't be possible to reach everyone who would want to provide input in only 10 days.

18:39:26 From Naomi Schiff to Everyone:

Are you including adaptive reuse projects for older buildings that could be converted for housing?

18:39:54 From Renata Robles to Everyone:

@Liana - opportunity sites are locations likely to be redeveloped for housing in the next 8 years. These do not need to be vacant sites, but it's easier to justify to the state if they are vacant. Identifying a property as an opportunity site is not a mandate to be redeveloped.

18:39:58 From Naomi Schiff to Everyone:

Include the City Hall parking lot that was closed, on Clay Street, as a site for aff. housing.

18:40:06 From Bobbi Lopez to Everyone:

Doesn't the city have a list of surplus sites?

18:40:07 From Jeffrey Levin to Everyone:

It feels like you are asking us to advance solutions before we have had a discussion about the structural and systemic roots of the problem

18:40:12 From Iris Starr to Everyone:

Maybe Loren's house in addition to Libby's

18:40:36 From Jamaica Sowell to Everyone:

@Jeffrey +1 yes!

18:40:46 From Tuan Ngo to Everyone:

More housing around public transportation.

18:40:49 From Iris Starr to Everyone:

@Jeffrey +1

18:40:52 From Jack Nagle to Everyone:

For RHNA, can City count long-term extension of affordability covenants on units whose affordability is expiring soon? Maintaining such long-term affordability might be an effective strategy.

18:40:52 From Bobbi Lopez to Everyone:

@Jeffrey +2!! 🍌

18:40:54 From Renata Robles to Everyone:

Context is also important as likelihood for redevelopment is dependent on project feasibility for a developer to propose housing

18:41:12 From Phoenix Armenta to Everyone:

Where can we access the previous Housing Element should we want to read it?

18:41:23 From Iris Starr to Everyone:

We are in the weeds, we are all taking the bait

18:41:23 From Naomi Schiff to Everyone:

Are you going to include in the map sites with historic status, including adaptive reuse possibilities?

18:41:33 From Renata Robles to Everyone:

Previous housing element: <https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element>

18:41:40 From Rabi'a Keeble to Everyone:

When looking at sites the city should include church properties where churches are willing to use their property to build affordable housing

18:41:42 From Preeti S to Everyone:

Shouldn't the city already have a list of surplus sites?

18:41:43 From Jeffrey Levin to Everyone:

@Jack Nagle - while the housing element has to address preservation of existing affordable housing, that does not count toward the RHNA, which needs to be a net increase in housing

18:41:50 From Stuart Flashman to Everyone:

Land cost is a major constraint on where affordable housing can go.

18:42:02 From Renata Robles to Everyone:

Land cost as well as parcel size!

18:42:05 From Randy O'Connor to Everyone:

+1 to Zac!

18:42:06 From Tiffany Rose Lacsado to Everyone:

Who do we talk to if we need tech support with the maps

18:42:46 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

You can email generalplan@oaklandca.gov and we can help you with it

18:43:08 From *Diana Perez, City of Oakland to Everyone:

The 2015-2023 Housing Element (the most recently adopted Housing Element) is available online: <https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element>

18:43:13 From Janelle Orsi to Everyone:

I'm disappointed the City scheduled the next workshop for Feb 17, but it appears the City hasn't yet emailed people on the update list? That's short notice. It makes it hard for

people to show up and give input. It sounds like a lot of people here will have good input on the Housing Programs. I hope folks show up: <https://www.oaklandca.gov/events/general-plan-update-housing-workshop-2>

18:43:14 From Kelsey Hubbard to Everyone:

shouldn't the initial assessment be done by the consultant team? the starting place should have been capacity building so that the community can understand what a housing element is

18:43:20 From Naomi Schiff to Everyone:

Can you provide a list of attendees at this meeting?

18:43:33 From *Audrey Lieberworth, City of Oakland to Everyone:

@Preeti - yes, we have a list of surplus sites owned by the City of Oakland, the State, Alameda County, Oakland Unified School District, and other local agencies

18:43:35 From Stuart Flashman to Everyone:

Look at urban land trusts as an option for affordability.

18:43:39 From Jeffrey Levin to Everyone:

Is the City seriously considering rezoning single family and low density areas in high opportunity neighborhoods?

18:43:46 From Sid Kapur to Everyone:

+1 to Jeffrey's question

18:43:54 From Preeti S to Everyone:

Thanks for clarifying @Audrey

18:43:55 From Chris Norman to Everyone:

I didn't realize the purpose of today's meeting was to discuss potential sites - it would be great to post a list of meeting objectives for all future meetings so we can decide when to attend.

18:43:56 From Iris Starr to Everyone:

This is so frustrating! Asking us to review a done deal of the sites. How have they been chosen? Environmental Justice criteria? Safety?

18:44:10 From Naomi Schiff to Everyone:

Who is picking these sites?

18:44:13 From Preeti S to Everyone:

+1 to Chris for meeting agenda

18:44:17 From christina Beach to Everyone:

How is "affordable" housing defined? What is the maximum income level to be considered affordable?

18:44:19 From Phyllis Horneman to Everyone:

I am sorry but I am going to have to leave the planning session for 45 minutes or so.

18:44:22 From PATRICIA TOSCANO to Everyone:

What exactly is considered affordable housing? To live comfortably afford a one bedroom in Oakland you need to have least an annual income of \$77,360 at least \$37.19 per hour according to NLIHC. Where does that leave families, teachers and low earning city of Oakland workers

18:44:31 From Renata Robles to Everyone:

Can staff please update the HEU website to have more meaningful information? The "events" page doesn't show any of these workshops, including the one we are in currently. The timeline is vague.

18:44:33 From *Laura Kaminski to Everyone:

These are just initial sites, we are seeking feedback for additional sites.

18:44:42 From Iris Starr to Everyone:

@chris + 1, no agents are posted, just meeting dates

18:44:51 From Kelsey Hubbard to Everyone:

exactly!!!! this question speaks to the need for capacity building. the consultant team is moving way too fast and doing performative engagement

18:45:05 From Tiffany Rose Lacsado to Everyone:

So basically if there are vacant blighted sites in our neighborhoods with absent property owners we can add those to the list for your consideration?

18:45:08 From Kelsey Hubbard to Everyone:

this is a check the box meeting

18:45:18 From Renata Robles to Everyone:

Cities must review every project for conformance with the Housing Element and General Plan. The GP is the constitution for the City and can actually enact change!! Stay involved.

18:45:25 From Naomi Schiff to Everyone:

The question is, how will you incorporate the feedback?

18:45:44 From Rabi'a Keeble to Everyone:

@Naomi....good point

18:45:44 From Tiffany Rose Lacsado to Everyone:

Can we also add OUSD vacant (and blighted) public lands?

18:45:46 From Iris Starr to Everyone:

@kelsey Hubbard + 1,000,000 check the box.

18:46:13 From Renata Robles to Everyone:

@Tiffany - if you or anyone wants to get into the weeds on what makes a good opportunity site, the state has specific guidelines https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

18:46:13 From Reisa Jaffe to Everyone:

+1 to Naomi's question

18:46:16 From Tuan Ngo to Everyone:

How does Oakland plan to protect minority owned properties and keep black homes in black hands?

18:46:45 From Robin Walker to Everyone:

Howard Terminal's affordable housing proposal is not in compliance. No deeply affordable. 50%,80% and 120% only.

18:47:03 From Kelsey Hubbard to Everyone:

I propose allowing more time for public comment rather than 40 minutes of break out group discussions..... there is nothing to talk about at this point. we need to understand more about the HE and what it does

18:47:21 From Naomi Schiff to Everyone:

That's a good suggestion Kelsey.

18:47:31 From Joshua Hawn to Everyone:

By "deeply affordable" do you mean "extremely low income"? (Less than 30% of Area median income?)

18:47:31 From Phoenix Armenta to Everyone:

Can we include in this Housing Element a plan for returning displaced Oakland residents back to Oakland?

18:47:31 From Jeffrey Levin to Everyone:

How is the City planning to meet the "no net loss" requirement? If you build market rate housing on sites listed as available for affordable housing, you will have to identify additional affordable housing sites. Are you planning to identify more than the bare minimum to meet RHNA?

18:47:33 From christina Beach to Everyone:

How did Oakland meet the standards determined in the last General Plan? How do we hold policy makers responsible for implementing the plan? where is the accountability?

18:47:47 From Leonora Sea to Everyone:

+1 to Kelsey Hubbard's most recent comment.

18:47:48 From Preeti S to Everyone:

+1 @Kelsey

We need more in-depth background information. This feels a little thin...

18:47:55 From Renata Robles to Everyone:

The City needs to submit their HE to the state for review. Bay Area jurisdictions need to have their HE's certified by the state by Jan 31 2023. Sounds far away but the state has given guidance that they need 180 days for review.

18:48:01 From Iris Starr to Everyone:

We are doing this because we must, so we are just going to rehash what we have. Couldn't provide the housing last time, policy was insufficient and discriminated against poor people, the politicians just look the other way.

18:48:10 From Christine Hernandez to Everyone:

+1 @Kelsey

18:48:36 From Naomi Schiff to Everyone:

I have to leave. Please advocate for affordable housing.

18:48:43 From Reisa Jaffe to Everyone:

+2 to Kelsey's suggestion

18:48:45 From Iris Starr to Everyone:

What will happen with the "notes"?

18:48:53 From Hazel O'Neil, D&B to Everyone:

1. What are the housing issues you care about in Oakland?
2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)
3. What do you think some of the issues or challenges will be in these areas?
4. What type of housing does Oakland need more of? Where do you think it should go? Why?

18:48:55 From Kelsey Hubbard to Everyone:

can we not move to breakout rooms and add more time to public comment?????

18:49:08 From Cathy Leonard to Everyone:

Can you post the Chat on the website?

18:49:14 From Kelsey Hubbard to Everyone:

40 minutes of breakout rooms is wasting time, we don't know what we need to talk about. we need more information on the HE

18:49:18 From Jamaica Sowell to Everyone:

^^yes

18:49:18 From Tiffany Rose Lacsado to Everyone:

@renata Thank you! I need the Cliff Notes version 😊

18:49:29 From Phyllis Horneman to Everyone:

Be back somewhat later.

18:49:35 From Jamaica Sowell to Everyone:

@Kelsey +1

18:50:10 From Renata Robles to Everyone:

I got you Tiffany - here's the Cliff Notes:
https://lafayette.granicus.com/MetaViewer.php?view_id=&clip_id=5918&meta_id=146586

18:56:24 From Caleb M to Everyone:

No mic

18:56:42 From Caleb M to Everyone:

But I will write. Skip me for now

18:57:34 From Caleb M to Everyone:

Ensure we go large with our efforts and actions in addressing the housing crisis

19:00:25 From Liana Molina to Everyone:

To elaborate on your questions re: the hills, to meet our RHNA goals, Market Rate housing should be zoned into areas that are affluent and high resource areas as to not further gentrify the flatlands

19:01:15 From Sid Kapur to Everyone:

College Ave in Rockridge would be a great place for midrise housing

19:01:25 From Sid Kapur to Everyone:

and upper Broadway and Piedmont Ave

19:03:07 From Phoenix Armenta to Everyone:

The Dimond and Laurel District??\

19:03:19 From Phoenix Armenta to Everyone:

NIMBY's

19:10:16 From Sid Kapur to Everyone:

Neighborhoods identified as high opportunity and undergoing exclusion in the TCAC/gentrification maps could be a great place to focus on. As well as neighborhoods close to BART or high-frequency bus lines

19:18:52 From Liana Molina to Everyone:

My name is liana Molina, you can reach me at oaklandbafca@gmail.com or 510-593-3633

19:19:11 From Liana Molina to Everyone:

I had questions about the relationship between the housing element and the general plan update

19:23:57 From *Helen Pierson, D&B to Everyone:

FYI a summary of the topics addressed at the next three workshops:

- Workshop 2 on the 17th will cover needs/housing trends in Oakland, and people's ideas
- Workshop 3 will focus on anti-displacement and tenant protections.
- Workshop 4 will be when we ask the public to weigh in on the full draft Housing Element

19:28:20 From *Helen Pierson, D&B to Everyone:

And a bit more information on community outreach: stakeholder meetings, and then theres lots of pop up outreach conducted by community partners, an equity working group, community hub events, visioning workshops, town halls, survey - these events and opportunities will cover both the housing element and the GP update.

19:29:25 From Liana Molina to Everyone:

Another question I have is whether we are relying entirely upon private and non profit entities for the production and preservation of affordable / below market rate housing? What resources is the city able to leverage with regard to maximizing production, preservation and protection of BMR units?

