Housing Affordability, Jobs, Training & Economic Opportunity
July 31, 2017 - 5:30-8:00p
Greenlining Institute

A. Opening: Grounding in Equity, Introductions, Background and Where we are Going Now

Meeting facilitator **Greg Hodge** from **Khepera Consulting** opened the proceedings with African drumming, call-and-response clapping and singing, as well as a call to order, followed by a working definition of equity.

This opening for the first Equity Working Group meeting, focusing on Housing Affordability, Jobs, Training & Economic Opportunity, was then followed by remarks from **Darin Ranelletti, Interim Director of Planning and Building at the City of Oakland**, thanking everyone for joining. He shared that the City's equity approach was created in response to the feedback they've received from the community and requires everyone's participation in order to make sure that the downtown Oakland specific plan goals and objectives are reflective of the community and "create a vision for downtown that can unify the city."

Ed Manasse from **Oakland's Bureau of Planning** concluded the opening remarks with context about the downtown specific plan in relation to other planning efforts around the Downtown Plan area and the role the plan will play in light of projected growth in downtown. Ed provided an agenda for the day as well as a brief discussion of the vision, timeline up to date, plan for moving forward and restatement of the purpose of the evening: to review tonight's topic, Housing, Affordability, Jobs, Training & Economic Opportunity, with an equity lens and to discuss and receive feedback on the draft goals for this topic using that lens.

B. Grounding in Racial Equity Framework and Setting Context

Kalima Rose from **Policy Link** offered a short presentation on the purpose of the Racial Equity Impact Analysis tool that the team will apply to the preliminary draft downtown specific plan to ensure that its policies and actions have positive outcomes for the community's most vulnerable members.

Dwayne Marsh, from the **Center for Social Inclusion,** described some of the housing and economic problems and inequities facing Oaklanders today. This was to frame the meeting participants' collective understanding of the issues before they discussed how the draft goals can best address these topics. Dwayne briefly presented the vision statements and goals related to housing, and economic opportunity in preparation for the small group discussion.

The main points from Dwayne's presentation included:

- Downtown is an income diverse neighborhood with a high prevalence of homelessness. We have to think about how to balance this diversity and downtown's connection to neighboring districts, so that people of all backgrounds are able to live in downtown.
- There are currently about 21,000 residents in downtown Oakland, and immense barriers to finding housing. Certain neighborhoods in downtown face more than one barrier preventing them from gaining access to opportunities.
- 1 in 6 Oakland residents face severe housing burden and spend more than half of their income on housing.
- People of color are 1.5x more likely than whites to experience housing burdens - must address this.
- Two fastest groups growing are very rich and very poor, where more people of color belong to the working poor.
- 7 in 10 homeless are unsheltered, 1 in 10 homeless are children and homeless are disproportionately people of color.
- 4 in 10 jobs in downtown require an advanced degree
- We have to create actionable policies, permitting, guidelines and incentives that can protect cultural historical value of the city and ensure that Oaklanders are able to access housing and stay in housing regardless of race, income, age, and ability.
- Affordability is key to advance racial equity; while we are making progress we still aren't meeting the demand.

Dwayne ended his presentation with a call to action for creating actionable policies that can assist building permanent affordable housing, maintaining below market rate housing, building pipelines for more jobs and job training for vulnerable populations, and improving access to transportation so that everyone can participate in the full economy. Ultimately our goal needs to be eliminating displacement of residents, families of all sizes and incomes, non-profits, organizations, small/emerging business and community spaces, and to build community wealth that is shared widely.

C. Small Group Activity

Participants broke into smaller groups by topic to discuss the draft goals that had been developed in response to community input during the first year or so of the planning process. Participants were asked to identify changes they'd like to see, as well as potential barriers for their community to reaching the goals and possible solutions to those barriers. This information will be used to inform the next phase of the process. See Appendix II for a summary of this feedback, or the Plan Downtown Oakland website (www.oaklandnet.com/plandowntownoakland) for the full spreadsheets of community input into the goals.

Each group was asked to report their most significant idea back to the larger group. Ideas reported back included:

- Improve methods of communication with the community about potential developments and use accessible language in outreach and discussion of policies.
- Create a standard set of community benefit requirements so that community members don't have to tussle with developers on a case-by-case basis.
- Create policy around parking lots for office, retail and live-work places.
- Create a buy-back program that can support long-time business owners, to eventually buy the property they are renting.
- Build trusted networks with communities so that policies can actually be sustained to protect this trust.

D. Next Steps

Joanna Winter, from **Oakland's Bureau of Planning,** continued the meeting with a brief discussion of next steps, including:

- Use community input to revise the goals and help guide the next phase of work
- Technical analysis meetings will dive deeper into the possible strategies and solutions to the issues discussed at this meeting
- Neighborhood design workshops to focus on strategies and solutions to specific areas
- Reconfiguring the Community Advisory Group membership to represent more community voices
- Drafting a plan concepts memo for the community to review and provide feedback
- Beginning a prioritization process for plan actions, and developing the draft plan, which will go through public and environmental review
- Utilizing Streetwyze for ongoing input into community priorities

E. Streetwyze

In closing, **Antwi Akom** and **Aekta Shah,** the **Co-Founders of Streetwyze,** shared a brief presentation describing the Streetwyze tool and its value to this process. Streetwyze is a mobile mapping and SMS platform that collects real time information about how people are experiencing cities and places and turns them into actionable analytics. The City of Oakland hopes that Streetwyze can be an authentic method for two-way engagement with community members on the ground, helping the community identify priority community assets in downtown and helping City staff to better understand and support the diversity of community needs in the planning process. Meeting participants were shown how to create a Streetwyze account and post a review.