

May 2, 2018

Location:	Citywide
Proposal:	Present an annual report to the Planning Commission on the progress made by the City in implementing policies adopted as part of the <i>2015-2023 Housing Element</i> , and in issuing building permits for the year 2017.
Applicant:	City of Oakland
General Plan:	All General Plan designations
Zoning:	All zoning districts
Environmental Determination:	Consideration of the 2017 Housing Element Annual Progress Report does not constitute a project under the California Environmental Quality Act (CEQA).
Service Delivery District:	All Service Delivery Districts
City Council District:	All City Council Districts
Action to be Taken:	Request for Planning Commission and public comment; forward to City Council
For Further Information:	Contact case planner Devan Reiff at (510) 238-3550 or by email: dreiff@oaklandnet.com

SUMMARY

Pursuant to State law, the City of Oakland has prepared an Annual Progress Report on implementation of housing-related programs and policies contained in the 2015-2023 Housing Element for the calendar year 2017. This is the third year of reporting on the 2015-2023 Housing Element, which was adopted by the City Council by Resolution No. 85315 C.M.S. on December 9, 2014.

This staff report highlights the major accomplishments, both in terms of production of housing and progress on City programs and policies, for the calendar year 2017. **Attachment A** contains the complete 2017 Housing Element Annual Progress Report, which can also be found at the City's webpage: <http://OAKLANDNET/oak/groups/ceda/documents/report/oak063525.pdf>

In 2017, the City made important progress towards enabling the construction of new housing, affordable to all incomes, including units for extremely low income households, including:

- Issuing building permits for **4,284** new housing units, with expected construction in 2017 and 2018; this is double the number of building permits issued in calendar year 2016;
- Issuing building permits for **247** very low-income units, of which **78** are deed restricted for extremely low-income households;
- Issuing building permits for **66** low-income units and **11** moderate income units;
- Issuing building permits for **117** secondary units ("Accessory Dwelling Units") and **72** units in duplexes, triplexes, and fourplexes;
- Issuing building permits for **3,194** market-rate units in multi-family buildings.

BACKGROUND

California Government Code Section 65400 requires the City of Oakland to prepare and submit an annual report to the California Department of Housing and Community Development (HCD) by April 1 each year on progress made by the City on policies adopted in the City's Housing Element. The 2017 Housing Element Annual Progress Report (APR), submitted to HCD on April 1, 2018, reflects the third year of reporting on progress to meet the production targets and policies within the 2015-2023 Housing Element. In accordance with Policy 6.5 of the 2015-2023 Housing Element, the City will conduct public hearings before the City's Planning Commission and City Council to review and consider the Annual Progress Report.

2017 HOUSING ELEMENT ANNUAL PROGRESS REPORT

The 2017 Housing Element Annual Progress Report (APR) accounts for new housing production during the year (including affordable units), quantified by building permits issued (i.e. building starts); as well as progress on implementing housing-related programs and policies contained in the 2015-2023 Housing Element. A summary of the notable progress made by the City during 2017 follows.

Housing Production

Residential Units Issued Building Permits

The City of Oakland made steady progress on housing production in 2017. Overall, the City issued building permits for a total of **4,284** new housing units in the calendar year. This is double the number of new units permitted in calendar year 2016.

By unit type, in 2017 the City issued new building permits for 4,040 multifamily units in 75 buildings, 110 single family homes, 117 secondary units ("Accessory Dwelling Units"), and 72 units in duplexes, triplexes or four-plexes. The multifamily units include 324 housing units in affordable housing developments, including Fruitvale Transit Village, Coliseum Connections, Embark Apartments, and "Estrella Vista," among others. Seventy-eight (78) units in these developments are reserved for extremely low-income households, which includes the formerly homeless; this is a higher number of units for this income category than 2016.

Progress on Meeting Oakland's Regional Housing Needs Allocation (RHNA)

Every jurisdiction in California is required to zone for enough land so that private development could meet that jurisdiction's housing need. The Regional Housing Needs Allocation (RHNA) is determined through a State-mandated process carried out by regional planning entities – in the case of Oakland it is the Association of Bay Area Governments (ABAG). The 2015-2023 Housing Element met that requirement, and identified a list of opportunity sites appropriate for residential development (Table C-6 of the Housing Element). Oakland's progress toward meeting the RHNA is presented in Table B of the Annual Progress Report, and is shown below in **Table A**.

Table A. Oakland Regional Housing Needs Allocation (RHNA) Progress 2015 – 2017

Income Level	RHNA 2015-2023	Building Permits issued in 2015	Building Permits issued in 2016	Building Permits issued in 2017	Total remaining for 2015-2023 RHNA	Average # of units needed annually to meet 2015-2023 RHNA (approx.)	% of average annual RHNA met by # of 2017 permits
Extremely low-	1,029	22	12	78	N/A*	130	60%
Very low-	1,030	77	14	169	1,688	130	130%
Low-	2,075	30	13	66	1,966	260	25%
Moderate-	2,815	0	0	11	2,804	350	3%
Total Affordable	6,949	129	39	324	6,458	870	37%
Above-Moderate	7,816	642	2,082	3,960	1,131	975	406%
Totals	14,765	771	2,121	4,284	7,589	1,845	232%

* RHNA for extremely low-income housing not determined by ABAG; included in the Very Low-income category.

Source: City of Oakland, Building Permits Issued, Accela, March 2017 & 2018; Oakland Housing and Community Development, March 2018

The RHNA is based on projections that include variables such as population growth, housing vacancies, and regional employment projections. Therefore, Oakland's RHNA anticipates expected employment growth. In 2016, Oakland employment grew by 3,100 jobs, as shown in **Table B**, below. Oakland's average number of workers per household suggests that this employment growth is equivalent to a total of 2,095 new households, which is slightly higher than Oakland's average RHNA per year (1,845).

Table B. Oakland Job Growth and Housing

	New Jobs	New Households	Average to meet RHNA	Units Permitted
2016	3,100	2,095	1,845	2,121
2015	3,900	2,635	1,845	771

Source: CA EDD Labor Market Information, January 2014, 2015 and 2016

Comparative 2017 figures of new jobs in Oakland from the EDD Labor Market Information source were not available, but a separate source, EconoVue/Dunn & Bradstreet and the City of Oakland, report the addition of 2,800 jobs in 2017.

Major Multifamily Developments Issued Building Permits

The majority of the units issued building permits in 2017 were produced as part of large multifamily housing projects. **Table C**, below, identifies the major multifamily affordable developments, for which the City issued building permits in 2017. These are units in some cases subsidized to be affordable to residents with low and moderate incomes, in other cases affordable through a regulatory agreement or use of the Density Bonus. Two developments built on BART parking lots were issued permits for affordable units. One development, "Embark," is apartments dedicated to military veterans, including units for homeless veterans.

Attachment B to this report is a table showing the Multi-Family projects which were issued building permits in 2017, which were for market-rate units.

Table C. Major Multifamily Housing Projects Issued Building Permits in 2017

Site	Units	Notes
Affordable		
Fruitvale Transit Village (BART parking lot at 3611 E. 12th Street)	94	Unit mix: 23 units for extremely low-income households; 49 for very low-; 20 for low- and 2 market rate units. Development is built on parking lot at Fruitvale BART station.
"Estrella Vista" at 3706 San Pablo Ave.	33	There will be 87 units total, with 33 units in Oakland. The Oakland unit mix is: 16 extremely low-income; 15 very low-income; and 2 low-income units.
Redwood Hill Homes at 4856-68 Calaveras Ave.	36	Unit mix: 8 units for extremely low-income households; 27 units for very low- and 1 market rate unit.
Coliseum Connections (BART parking lot, at 805 71st Ave.)	110	Unit mix: 22 units for very low-income households; 33 units for low- and 55 market rate units. Development is built on parking lot at Coliseum BART station.
5110 Telegraph	204	17 units deed-restricted under the density bonus for very low-income households, and 187 market rate units.
"Embark Apartments" at 2126 Martin Luther King Jr. Blvd.	62	62 units for military veterans: 31 units for extremely low-income, and 30 units for very low-income households. One market rate unit.
2330 Valdez (former Redevelopment site)	234	Unit mix: 14 units for very low-income households; 11 units for low-, 11 units for moderate income, and 198 market rate units.

Source: City of Oakland, Building Permits Issued, Accela, March 2018

Acquisition

In addition to the new units identified in Table C, above, there were several acquisitions of affordable units in 2017, including MacArthur Park Apartments, 53 units at 7975, 7979, 7821, and 8005 MacArthur Blvd., acquired by East Bay Capital Fund I, LP (owned by EBALDC); also, property at 1236 23rd Ave. & 2311 International Blvd. was acquired by Liberated 23rd Ave LLC, (owned by Oakland Community Land Trust), with eight assisted units restricted to low-income households.

Residential Units Completed

Several projects received occupancy permits in 2017, for a total of 485 new residential units, of which 415 were in multifamily buildings and 28 were in single-family homes. Most of the new completed units were built in large multifamily developments. These developments are shown in **Table D** below.

Table D. Multifamily Housing Projects Completed in 2017

Site	Units	Opportunity Site	Notes
Affordable Housing Projects			
Acts Cyrene 9400 International	59	-	Family housing, 14 units reserved for homeless households
Sub-total Affordable Housing	59		Includes one manager's unit per development, which is considered "above market rate."
Market Rate Housing Projects			
2415 Adeline	6		
2842 Adeline	8		
2897 Chapman	6		
5239 Claremont	33		
4801 Shattuck	44		
2425 Valdez	71	X	
188 11 th Street	221		
1168 24 th Street	6		
886-8 45 th Street	5		
947 61 st Street	15		
Sub-total Market Rate Housing	415		

Source: City of Oakland, Final Building Permits Issued, Accela, March 2018

In addition, one rehabilitation project was completed in calendar year 2017: Hismen Hin-Nu Garvey - scattered sites (92 Units).

Residential Units that Received Zoning Approvals

In 2017, Zoning approvals were issued for approximately 1,265 new regular dwelling units, and 235 secondary units. **Table E**, below, shows the larger multifamily housing projects, with 50 units or more, which received planning and zoning approvals, or "entitlements," in 2017. Depending on factors such as financing and the real estate market, these projects may go on to apply for and/or receive building permits in 2018. The table also includes some affordable and senior developments, particularly the approvals to convert two existing SRO hotels to 100% affordable units, after renovation.

Table E. Major Multifamily Housing Projects Approved in 2017

Site	Units	Notes
2044 Franklin	184	New 29-story mixed-use building that has 184 units and 57,000 sf of commercial office space and 5,000 sf of retail/restaurant,
1940 Webster	173	Demolish existing commercial building and construct a new seven story residential building with 173 dwelling units and approximately 2,000 square feet of ground floor commercial space.
2305 Webster	130	New 24-story residential building with 130 dwelling units and ground floor retail on site containing a surface parking lot.
1601 San Pablo	76	Demolish existing commercial building and construct a seven-story mid-rise mixed-use building with 76 residential units and 4,500 square feet of ground-floor commercial space.
344 13 th Street / "Empyrean Towers"	65	Conversion of 96 SRO Rooming units to 65 100% Affordable Dwelling Units (65 units and 1 manager's unit) with an exterior restoration of the building. (RCD)
3419 San Pablo	60	To construct a seven-story 64,000 square-foot mixed-use building with 60 affordable units. (EBALDC).
0 Fallon Street	58	The construction of a new seven-story, 58-unit residential building with a mix-use retail space at the ground floor (commercial condominium) on an existing surface parking lot site.
445 30 th Street	57	To create a 57 unit, 100 % affordable residential development on a 11,250 square-foot site with an existing building to be demolished. ("Oak Hill")
1415 Harrison Street / "Harrison Hotel"	52	Conversion of 81 SRO Rooming units to 52 100% Affordable Dwelling units, and 29 100% Affordable Dwelling units. (RCD)
3268 San Pablo	51	Regular Design Review to demolish an existing structure and to construct new 5 story 51-unit apartment building for low-income seniors. (SAHA)

Source: City of Oakland, 2017 Zoning Approvals, Accela, March 2018

Additionally, the MacArthur Station development being built on the former parking lot of the MacArthur BART station will have 624 new residential units at construction completion in 2021. In 2017, while market rate units were under construction at the development, a revision was approved to the MacArthur BART PUD, to increase residential development (both affordable and market rate) in a tower building to 402 units (357 market rate and 45 affordable).

Housing-Related Activities and Policy

The City made progress on its Housing Activities in 2017. Highlights, in order of Action number, include:

- *Update on Brooklyn Basin (Action 1.3.6)*

In 2017, progress continues towards the development of 465 units of affordable housing targeting households between 30-60% of AMI in the Brooklyn Basin development, which will include 3,100 units overall, as well as commercial uses, parks and open space. The Planning Commission approved a Final Development permit for 211 affordable units on Parcel F.

In 2017, staff completed the swap of ownership of City-owned Parcel G for market rate developer owned Parcel A, which will improve the feasibility of development of the second parcel. The City also brought on Oakland Housing Authority as co-owner of the affordable housing Parcels in exchange for \$10 million in funding for the project and 258 Project-Based Section 8 vouchers, approval received to enter into Lease Disposition and Development Agreements on Parcel F, formally committed development funding for Parcel F's 211 units, and executed Master Housing Agreement with MidPen Housing Corporation and the Oakland Housing Authority setting out the general parameters for the development of the 465 Brooklyn Basin affordable housing units.

Parcel B is 241 units of market rate housing; it was entitled in 2016, and is currently under construction. Parcel C was fully entitled in 2017, and includes 241 units of market rate housing, as well.

- *Secondary Units (Policy 1.4)*

In May, 2017, the Oakland City Council adopted further revisions to Secondary Unit regulations (Ordinance No. #13435 C.M.S.), conforming with recently adopted state law. The effect of the changes was to continue to reduce the regulatory barriers to the development of Secondary Units, which are one way to help address the city's housing shortage and escalating costs, as they generate new residential units without the costs of land acquisition. In calendar year 2017, the City issued building permits for 117 secondary units; and issued planning approvals for 235 new Secondary Units. Oakland was at the forefront of changing its Secondary Unit regulations in California.

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

In 2017, there were eight new affordable housing rental developments that began construction (see Table B, above for details). One affordable housing rental development completed construction in calendar year 2017: Acts Cyrene. One rehabilitation project completed in calendar year 2017: Hismen Hin-Nu Garvey scattered sites. The City's Housing and Community Development Department released its annual Notice of Funding Availability (NOFA) for Fiscal Years 2017-2019 in August, 2017. Last year's report on the 2016 Housing Element APR provided a useful summary of the history of past NOFA awards that included an average cost/unit of those awards and the amount that those funds leveraged. The following matrix, **Table F**, is included again this year:

	NOFA 2010-11	NOFA 2011-12	NOFA 2012-13	NOFA 2013-14	NOFA 2014-15	NOFA 2015-17	NOFA 2017-2019
Total NOFA Allocation	\$23,663,000	\$4,372,784	\$3,960,000	\$7,635,000	\$7,850,000	\$8,235,732	\$23,262,000
Total NOFA Allocation to Rehab or New Const.	\$23,663,000	\$4,345,000	\$3,960,000	\$7,425,000	7,000,000	\$5,007,000	\$13,596,000 (new const) + \$9,500,000 (rehab)
Difference & Program Funded	0	\$27,784	0	\$210,000 (CA Hotel RE Trans Taxes)	• \$100k (Const. Monitoring) • \$600k (MAP) • \$150k (CHDO award)	• \$1m (Acq/Rehab) ¹ • \$600k (Emergency Repair) ³ • \$800k (MAP) ³ • \$750k (Harp Plaza) • \$71,881 (Pre-dev)	\$166,000 (predevelopment)
# of Awards (Rehab, New Const.)	10 awards (5 Rehab, 5 New Const.)	5 awards (all Rehab)	2 awards (all New Const.)	5 awards (2 Rehab, 3 New Const.)	4 awards (1 Rehab, 3 New Const.)	2 awards (New Const.)	8 awards (new construction)
# of New Construction Units	12 ²	0	154	170	87 ³	94 ⁴	542
Average NOFA Allocation New Const. per Unit	\$190,708 (ownership)	0	\$45,505 (rental)	\$72,955	\$22,989	\$95,745	\$59,702
NOFA Allocation as a % of Total Development Cost	42.2%	0	11.6%	15.1%	4.7%	11.2% ⁵	4.2% ⁶

Source: Oakland Housing and Community Development, March 2018

¹ See NOFA Housing Policy Recommendations Agenda Report dated 3/2/16 and Supplemental Report dated 3/30/16. These items were considered by the Community and Economic Development Committee on 4/12/16.

² In this NOFA award year, 4 of the 5 annual allocations were used for new construction developments that had been funded in prior years and were returning to request additional funds to cover funding gaps (Cathedral Gardens, MacArthur Apartments, St. Joseph's Family, Fairmount Apartments).

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

⁴ In this NOFA award year, 1 of the 2 annual allocations were used for new construction developments that had been funding in prior years and was returning to request additional funds to cover a funding gap (Redwood Hill Townhomes).

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

As of 6/30/17⁷, the most recent report available, \$303,360 had been collected for the Jobs / Housing Impact Fee; and \$2,999,770 was revenue assessed, but not due yet (due to the program's schedule for payments). The total amount is \$3,303,130.

- *Development Impact Fees (Action 2.7.2)*

After conducting an Impact Fee Nexus Study and Economic Feasibility Analysis, an Affordable Housing Impact Fee was adopted by the Oakland City Council in May 2016 (Ordinance No. 13365 C.M.S.) to mitigate the impact of new market-rate housing development on the need for additional housing affordable to residents with low and moderate incomes. As recommended in the Housing Element 2015-2023 and noted the Mayor's Housing Cabinet report, *Oakland at Home*, developers have the choice of producing affordable units in new projects as an alternative to paying the impact fee.

The City of Oakland "Impact Fee Annual Report for Affordable Housing, Jobs/ Housing, Transportation and Capital Impact Fees for Fiscal Year Ended June 30, 2017" report was brought to the City Council on January, 2018 at a public meeting.

A summary from the report:

During the fiscal year of July 1, 2016 to June 30, 2017 all the Impact Fees, except for the Jobs/Housing Impact Fees, were not in effect until September 1, 2016. The following are the amounts of Impact Fees that were assessed on building permit applications as well as the amount that was paid and due during the first fiscal year:

1. Affordable Housing Impact Fees: \$7,685,618 assessed and \$477,824 collected so far.
2. Jobs/Housing Impact Fee: \$3,303,134 assessed and \$303,360 collected so far.

Both the Affordable Housing Impact Fees and the Jobs/Housing Impact Fee go into the Affordable Housing Trust Fund, for a total assessed amount of \$10,988,752 and paid amount of \$781,184. Other sources of revenue for the Affordable Housing Trust Fund include the Redevelopment dissolution funds (aka "boomerang funds"), and fines and penalties under the Foreclosed and Defaulted Residential Property Registration Program.

- *City of Oakland-owned Properties for Residential Development (Action 2.7.3)*

There are three types of City-owned property that could possibly be available for affordable housing development: (1) properties that were formally owned by the Redevelopment Agency that were conveyed to the City under the Long-Range Property Management Plan (LRPMP) as "future development properties"; (2) properties that were formally owned by the Redevelopment Agency that were conveyed to the City as "housing assets"; and (3) other City properties not being used for City purposes.

All City-owned property is managed by the City's Economic and Workforce Development Department,

⁵ This percentage is based on the Fruitvale Transit Village Ph2 development. It has \$4million of Prop 1C funds (allocated to the City for this project) and \$2,250,000 in NOFA funds with a total development cost of \$52,552,589.

⁶ Due to the County bond issuance approved in 2016, which has a set-aside for developments identified by Oakland, the City was able to achieve much greater leveraging than has been typical on its funding in 2017.

⁷ Data on the Jobs Housing Impact fee was reported in the Impact Fees Annual Report (the most recent available is from November, 2017): see page 5 at

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak067912.pdf>.

Real Estate Division. The City owns approximately 1,112 parcels including parks, libraries, fire stations, etc. The Real Estate Division continues to evaluate if any of these properties can be considered not necessary for the City's use, and, if so, if they can be used for residential development. The Division has begun preparation of a strategic portfolio asset management plan to further surface any opportunities for development on City land.

The City's Long Range Property Management Plan addresses disposition of real properties previously owned by the former Redevelopment Agency. This plan was approved in 2014 by the Oakland Oversight Board and the State of California Department of Finance. There are 29 properties or site assemblies for future development under the LRPMP that are currently actively managed by the City's Economic and Workforce Development Department, Public/Private Development Division. These properties fall roughly into five categories:

- (1) Properties that were sold or leased since 2017, of which there were five;
- (2) Properties that currently have Disposition and Development Agreements (DDA) or Owner Participation Agreements (OPA), of which there is one property;
- (3) Properties that have an Exclusive Negotiating Agreement (ENA) or that are currently negotiating an ENA with designated and publicly-vetted developers, of which there are six properties;
- (4) Properties that are slated for Requests for Proposals (RFPs), of which there is thirteen;
- (5) Properties that have been developed with no plans for additional development of those sites, of which there are four properties.

Additionally, during the dissolution of the Redevelopment Agency, ten properties owned by the former Agency were transferred to the City's Housing and Community Development Department. Disposition or management of those properties are required to have annual reports posted on the City's website per California State law SB 341. Annual updates on those properties can be viewed at this website: <http://www2.oaklandnet.com/Government/o/hcd/s/Data/DOWD008690#reports>

The City's Housing and Community Development Department manages properties under its site acquisition program that are listed in the Housing Element 2015-23, Table C-4. There is some overlap with this list and the SB 341 list of housing asset properties (Wood St, 7th & Campbell, and Brooklyn Basin). Two properties are slated for a Request for Proposal (RFP) as soon as staff is available to manage this process (Wood Street and two properties at the corner of MacArthur and Martin Luther King Jr. Way).

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

In calendar year 2016, resolutions passed that formalized identification of an ongoing permanent source of funding for the City's Mortgage Assistance Program. In calendar year 2017, 29 first time homebuyers received purchase assistance from the City's Mortgage Assistance Program (MAP) financing. These buyers were able to leverage funds as follows:

- Private bank lending of \$8,659,610;
- Down-payment funds from individual homebuyers in the amount of \$1,067,902;
- Closing Cost funds from individual homebuyers in the amount of \$592,505;
- Four additional subsidy loans in 3rd lien position from San Francisco Federal Home Loan Bank subsidy loan (WISH) funds in the amount of \$60,000;

- Mortgage Credit Certificates were increased to 20% (formerly, 15%), and were issued on 11 homes, to assist the purchase and defray the payment on \$3,703,261 worth of mortgages in the City of Oakland.

- *Financial Assistance for Preservation Projects (Action 5.1.3)*

The City of Oakland released a 2017-2019 Notice of Funding Availability (NOFA) for Multifamily Housing Rehabilitation and Preservation. Eight projects have been approved for the NOFA 2017-2019 pipeline, totaling 525 affordable units. From the \$9.5 million of available Measure KK funding, only the top two projects (Howie Harp Plaza and Empyrean Tower) will be completely funded at this time. These awards will preserve 20 units of affordable housing and will convert 66 market-rate units to affordable housing. The third-ranked project, Fruitvale Studios, could be partially funded and would convert 24 more market-rate units to restricted affordable units. The remaining projects could potentially be funded from the second issuance of Measure KK bond funds.

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

In December 2017, the City sponsored \$65 million in grants and financing was awarded for four affordable housing and transportation projects. The grant applications are the result of a successful collaboration between the City's Housing and Community Development Department and Department of Transportation staff, affordable housing developers and regional transit agencies as joint applicants to the State of California's Affordable Housing and Sustainable Communities (AHSC) grant program. If awarded, the funds will assist in the permanent financing of approximately 350 affordable housing units, and will support the development of key transportation and infrastructure amenities.

- *Local Funding for Affordable Housing (Action 5.2.2)*

Oakland's Infrastructure Bond (Measure KK) is a voter-approved \$600 million general obligation bond to invest in City infrastructure. There will be \$100 million set aside for housing programs including anti-displacement and affordable housing efforts. In 2017, the first tranche of bond funds, \$55 million, was issued. During the first three years, the top spending priorities for housing will be on acquisition and rehabilitation for existing buildings, including \$14 million set aside for the purchase of Single Room Occupancy units for deployment as transitional housing to help alleviate the City's homeless crisis. Other eligible expenditures include new construction of rental and ownership housing, loans for improving housing habitability and safety, and funds to extend affordability covenants that are at risk of expiring.

Alameda County Measure A-1 is a voter-approved \$580 million general obligation bond to invest in regional efforts to address the lack of affordable housing. The City of Oakland has a base allocation of these funds in the amount of almost \$55 million. These funds are specifically designated for affordable rental housing development with the goal of creating and preserving affordable housing. Additionally, there will be a county-wide competitive pool for first-time homebuyer down payment assistance, ownership housing development, housing preservation to assist senior citizens, people with disabilities, and other low-income homeowners to remain safely in their homes.

- *Housing Assistance Center (Action 6.1.4)*

In 2017, the Housing Assistance Center served vulnerable Oakland residents, including:

- 4,950 referrals to the Rent Adjustment Program;
- 8 referrals to Section 8;
- 559 referrals to Centro Legal de La Raza for tenants;
- 9 referrals to Housing and Economic Rights Advocates (HERA) for homeowners at-risk of losing their home

- 87 referrals to North County Coordinated Access System for Literally Homeless Families
- 26 referrals to the Oakland Housing Authority
- 5 referrals to the City's Residential Lending
- 3 referrals to the City's Code Enforcement
- 21 referrals to the City's First-time homebuyer program
- 30 referrals for relocation assistance
- Direct services to 2,871 individuals through Housing Resource Center counsel, advocacy or resources

Challenges and Expectations for 2018

In 2017, twice as many housing units were issued construction permits as were issued permits in 2016 (4,284 units in 2017 vs. 2,121 units in 2016). This housing helps meet Oakland's housing need, which occurs at all income levels, and may help to reduce price pressure on existing, naturally affordable units. However, even though there were more affordable units issued building permits in 2017 than in previous years (324 units in 2017 vs. 30 units in 2016, and 128 units in 2015), the majority of the units being built are market-rate units. While there was positive signs of growth in 2017 in the construction of units that are affordable to households earning moderate or low incomes, and that growth amounted to ten times the number of units under deed restrictions in 2017 than in 2016, the need for more affordable units in Oakland continues, unabated.

The discrepancy between the increase in market-rate and affordable housing construction arises because affordable units require substantial public subsidies, and funds for affordable housing are a shadow of what they were prior to the dissolution of the City's redevelopment agency in 2012. The loss of redevelopment funds will continue to affect Oakland's ability to produce affordable housing units in 2018.

In addition, another challenge is the devaluation of the Low-Income Housing Tax Credit, due to President Trump signing the "Tax Cuts and Jobs Act," in December, reducing corporate tax rates. The market for Low Income Housing Tax Credits (LIHTC) has been significantly impacted. Lowered corporate tax rates result in less taxes owed, and therefore less need for the tax credit, dropping their overall value to the corporate investors. Investors who had previously priced LIHTCs at \$1.10 - \$1.20 per credit are now quoting prices at \$0.90 - \$1.00 or below per credit. According to third party industry consultants, the market has been 'self-correcting' in anticipation of a corporate tax rate decrease.⁸

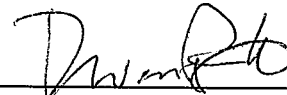
Despite these challenges, the funding horizon for affordable housing development is a bit more optimistic given the various local, regional and State efforts to generate funds (for instance, the Oakland Infrastructure Bond/Measure KK, Alameda County A-1, and Strategic Growth Council's Affordable Housing and Sustainable Communities Program). Further, the City is undertaking several policy projects in the coming year, described earlier in this report, that should support the construction and preservation of both market-rate and affordable housing, including strengthening protections for SRO residential hotels, further relaxing restrictions on secondary units, and supporting legal short-term rentals while limiting their negative impact on the housing supply.

⁸ Alameda County Board of Supervisors Meeting Agenda Report, Exhibit B, January 23, 2017.

RECOMMENDATIONS:

Staff recommends that the Planning Commission receive comments from members of the public, provide input on the 2017 Housing Element Annual Progress Report, and forward the report to the City Council.

Prepared by:



DEVAN REIFF, AICP
Planner III

Reviewed by:



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Interim Deputy Director

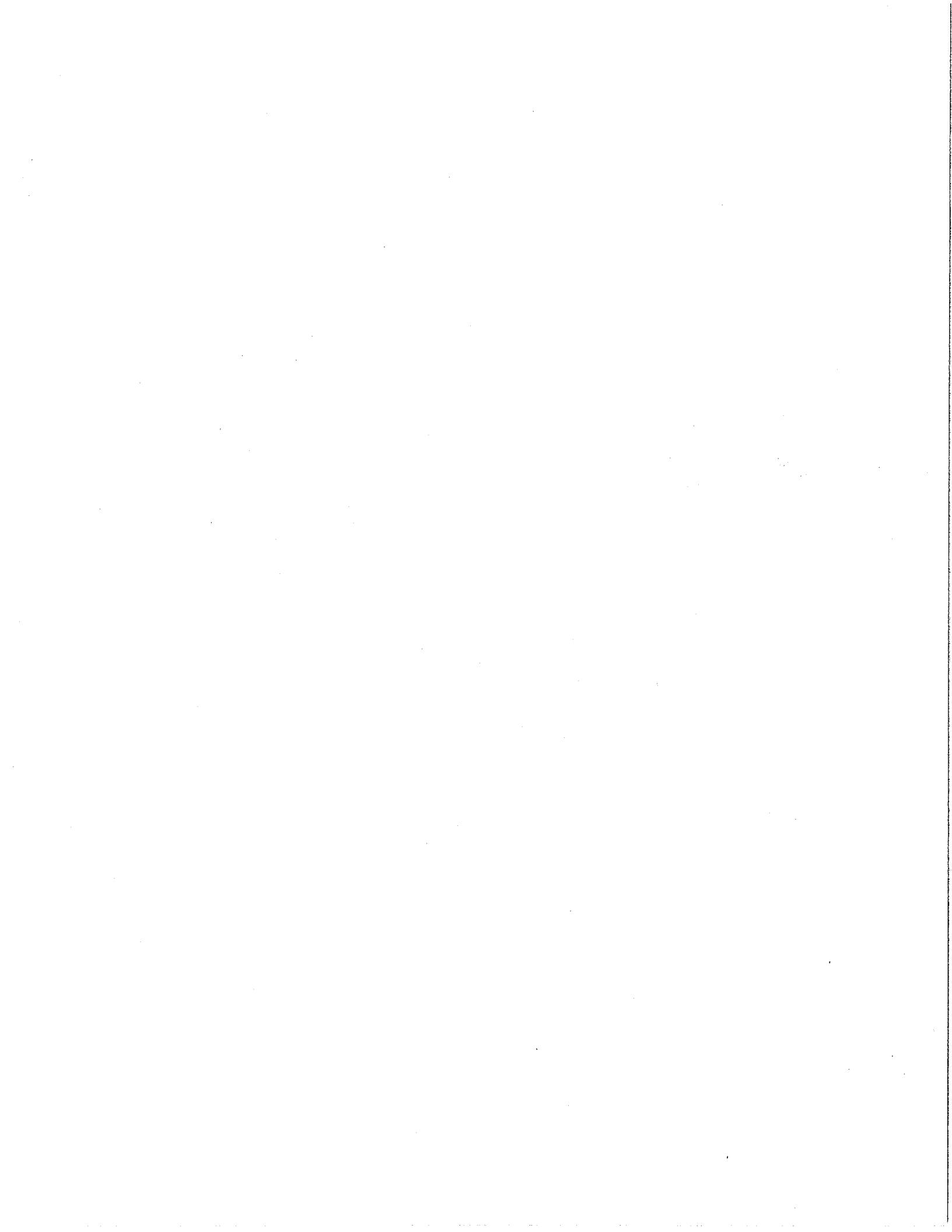
Approved for forwarding to the
City Planning Commission:



WILLIAM GILCHRIST, Director
Department of Planning and Building

ATTACHMENTS:

- A. 2017 Housing Element Annual Progress Report
- B. 2017 Building permits issued for multi-family market rate units



ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND
Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND
 Reporting Period 01/01/2017 - 12/31/2017

Table A

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

1	2	3	4				5	5a	6		7	8
			Affordability by Household Incomes						Assistance Programs for Each Development	Deed Restricted Units		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	See Instructions	See Instructions	Housing without Financial Assistance or Deed Restrictions	
2126 M L K/Embark Apartments	5+	Renter	62	0	0	0	62	62	Section 8 Project-Based Rental Assistance, Low Income Housing Tax Credits, Veterans Housing and Homeless Prevention Program	62		
1680 14th Street	5+	Renter	2	0	0	24	26	26	DB			

Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.

2330 Valdez	5+	Renter	14	11	11	198	234	234	234	Public Private Development agreement (former Redevelopm ent)	36	
5110 Telegraph Ave	5+	Renter	17	0	0	187	204	204	DB			
Fruitvale Transit Village-- Casa Arabella	5+	Renter	72	20	0	2	94	94	94	Transit Oriented Developmen t Program, Low Income Housing Tax Credits	94	Exempt manager's units
Estrella Vista/ 3706 San Pablo	5+	Renter	31	2	0	0	33	33	33	Community Developmen t Block Grant, Affordable Housing and Sustainable Communitie s, Infill Infrastructur e Grant, Housing Opportunitie s for Persons with AIDS	33	
Redwood Hill Homes / 4856-68 Calaveras Ave	5+	Renter	27	0	0	1	28	28	28	Low Income Housing Tax Credits, Redevelopm ent Agency or Successor Agency Funds, Infill Infrastructur	28	

Coliseum Connections (BART parking, 805 71st Ave.	5+	Renter	22	33	0	55	110	110	55	Low Income Housing Tax Credits, Local Housing Trust Funds, Redevelopment Agency or Successor Agency Funds, Affordable Housing and Sustainable Communities	55	
(9) Total of Moderate and Above Moderate from Table A3												
(10) Total by Income Table A/A3												
			247	66	11	3960			3960			
(11) Total Extremely Low-Income Units*												
78												

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND
Reporting Period 01/01/2017 - 12/31/2017

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income	Very Low-Income	Low-Income			
(1) Rehabilitation Activity	0	0	0	0		
(2) Preservation of Units At-Risk	0	0	0	0		
(3) Acquisition of Units	0	0	30	30		MacArthur Park Apartments: 53 units at 7975, 7979, 7821, and
(5) Total Units by Income	0	0	30	30		8005 MacArthur

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND
 Reporting Period 01/01/2017 - 12/31/2017

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	11
No. of Units Permitted for Above Moderate	110	72	3194	117	0	3493	3493

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND
Reporting Period 01/01/2017 - 12/31/2017

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	Year	Year	Year	Year	Year	Year	Year	Year	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
			1	2	3	4	5	6	7	8	9			
Very Low	Deed	2059	98	26	247	0	0	0	0	0	0	0	371	1688
	Non-Restricted		0	0	0	0	0	0	0	0	0	0		
Low	Deed	2075	30	13	66	0	0	0	0	0	0	0	109	1966
	Non-Restricted		0	0	0	0	0	0	0	0	0	0		
Moderate		2815	0	0	11	0	0	0	0	0	0	0	11	2804
Above Moderate		7816	643	2082	3960	0	0	0	0	0	0	6685	1131	
Total RHNA by COG. Enter allocation number:		14765												
Total Units			771	2121	4284	0	0	0	0	0	0	7176	7589	
Remaining Need for RHNA Period														

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND
 Reporting Period 01/01/2017 - 12/31/2017

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Provide Adequate Sites Suitable for Housing for All Income Groups	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	2015-2023	See paper copy of APR submitted to HCD.
Promote the Development of Adequate Housing for Low- and Moderate-Income Households		2015-2023	See paper copy of APR sent to HCD.
Remove Constraints to the Availability and Affordability of Housing for All Income Groups		2015-2023	See paper copy of APR sent to HCD.
Conserve and Improve Older Housing and Neighborhoods		2015-2023	See paper copy of APR sent to HCD.
Preserve Affordable Rental Housing		2015-2023	See paper copy of APR sent to HCD.
Promote Equal Housing Opportunity		2015-2023	See paper copy of APR sent to HCD.
Promote Sustainable Development and Sustainable Communities		2015-2023	See paper copy of APR sent to HCD.

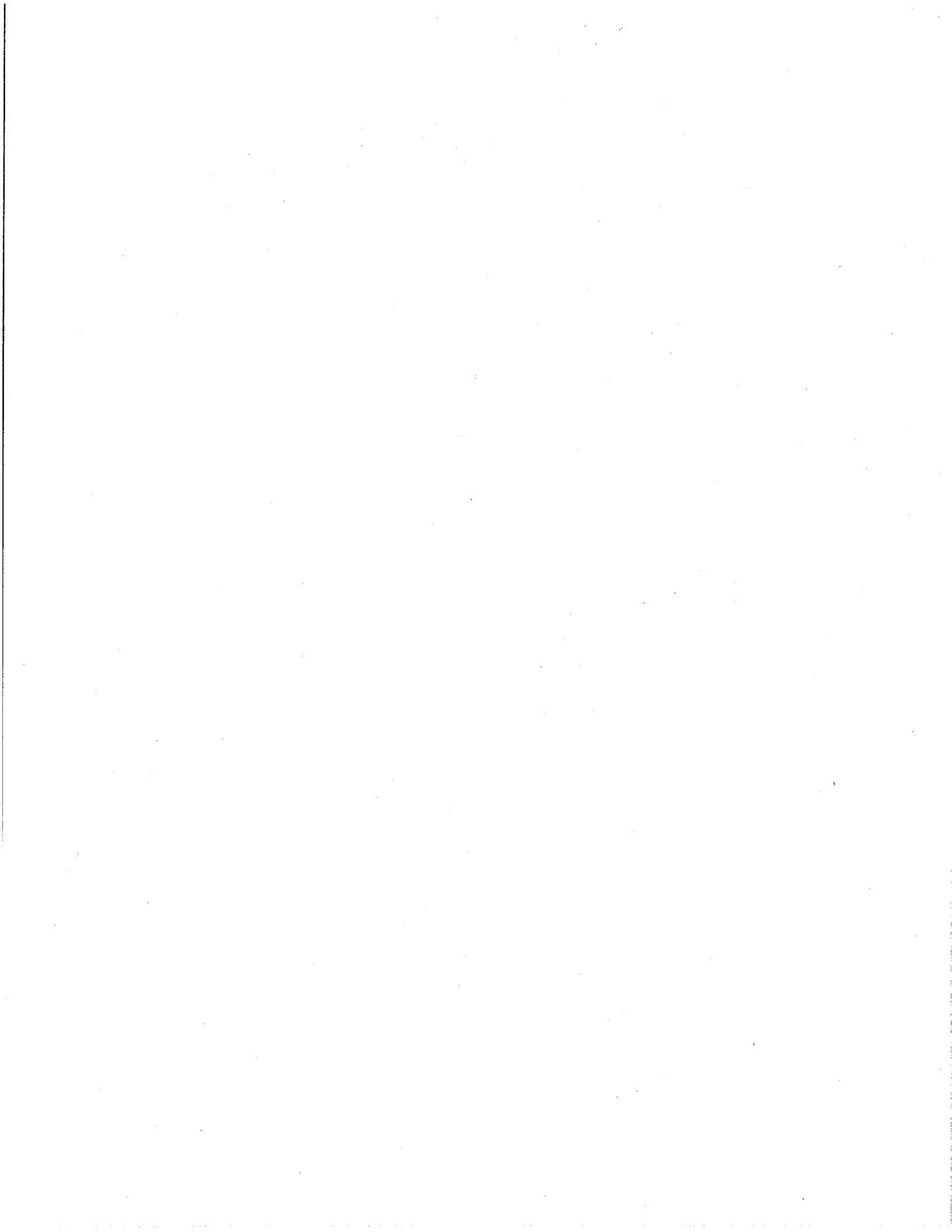
ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND
Reporting Period 01/01/2017 - 12/31/2017

General Comments:

A paper copy of Table C was sent to HCD.



ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)		Table C	
Jurisdiction Reporting Period	City of Oakland 1/1/2017	12/31/2017	
Program Description	Program Implementation Status		
Name of Program	Housing Programs Progress Report - Government Code Section 65583.3		
Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups	Status of Program Implementation		
Policy 1.1: Priority Development Areas - Housing Program	1.1.1 Site Identification	Keep updated inventory on the City's website, 2016-2023	Priority Development Area site inventories were not updated or changed in 2017. An update to the site inventories will likely be added to the Strategic Planning Division's workplan for 2018.
	1.1.2 Expedited Review	Ongoing, 2015-23	During 2017, Senior Planners in the Bureau of Planning continue to process planning entitlement applications for larger developments in Downtown Oakland.
	1.1.3 Streamline Environmental Review	Ongoing, 2015-23	No new action for 2017. On October 17, 2016, the City of Oakland updated its California Environmental Quality Act (CEQA) Thresholds of Significance Guidelines related to transportation impacts in order to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.
	1.1.4 International Blvd Community Revitalization Without Displacement Incentive	Policy development starting 2014-15	<ul style="list-style-type: none"> *Oakland Sustainable Neighborhood Initiative (OSNI) completed its third and final year with the State Department of Conservation Grant for promoting socioeconomic equity on the International Blvd Corridor. Along with OSNI collaborative partners and Community Planning Leaders the group decided to continue with monthly coordinating meetings through 2018 to maintain and continue to engage stakeholders to collaborate on projects, outreach, small business sustainability. -Established a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all. -Implemented the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of long-term small businesses; -Work with partners in coordinating and developing an East Oakland Market Study; -Continue to work with partners to increase development of affordable housing; -Maintain the Catalyst Project Sites for readiness and support in bringing them to fruition; -Continue to work with and support the development of an East Oakland Black Cultural Zone. OSNI has successfully completed the goals as stated in the City's grant with the State.
Policy 1.2 Availability of Land	1.1.5 Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA	2015-2020	In July 2015, the city began the process of developing a Specific Plan for Downtown Oakland which includes the entire Downtown and Jack London Square PDA). As part of the Downtown Plan, micro-units are being considered in Downtown areas where they are currently prohibited. The plan is expected to be complete by summer, 2020.
	1.2.1 Land Inventory (Opportunity Sites)	Post to City's website within 90 days of adoption and final certification by Cal HCD of Housing Element (see also Table C-6)	In 2017, the City's Land Inventory continues to be posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf .
Policy 1.3 Appropriate Locations and Densities for Housing	1.3.1 Broadway Valdez Specific Plan (BVSP)	Ongoing, 2015-23	As of December, 2017, there are a total of 2,991 housing units in various stages of completion within the Broadway Valdez District Specific Plan. Built = 268 housing units; Under Construction = 1,635 housing units; Building Permit Filed = 703 housing units; Approved, but no building permits = 296 housing units; Applied for, but not approved = 91 units. The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: www.oaklandnet.com/specifcplans
	1.3.2 Lake Merritt Station Area Plan (LMSAP)	Ongoing, 2015-23	In 2017, the City continues to post updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map for LMSAP" at: http://www2.oaklandnet.com/Government/Planning/OurOrganization/Planning/Zoning/Plans/Plans/index.htm

Program Description		Housing Programs Progress Report - Government Code Section 65583		Status of Program Implementation	
Name of Program	Action	Timeframe			
	1.3.3 West Oakland Specific Plan (WOSP)	Ongoing, 2015-23	As of 2017, there were 3 projects issued construction permits in the West Oakland Specific Plan area. 3250 Hollis (124 units), Stationhouse South (47 condos), and 2850 Hannah (90 units). By the end of 2017, 10 major projects were approved with Planning permits, representing 1,070 units of housing entitled to move forward for building permits. Of these entitlements, 110 units are affordable. There are, as of 2017, four projects with approximately 1,400 units under Planning permit review. On May 2, 2017, the City Council adopted legislation (13434 C.M.S.) to amend the Oakland Planning Code, to facilitate the construction of needed housing units, especially what is sometimes called "missing middle" housing. In addition, amendments were adopted to the Zoning and Height Area Maps in West Oakland to encourage more retail and other neighborhood-serving ground floor uses along Mandela Parkway, 8th, and 5th Streets; support the further rejuvenation of 7th Street; attract more industrial development to the 3rd Street corridor and away from residential neighborhoods; and facilitate the construction of much needed affordable and senior housing.		
	1.3.4 Coliseum Area Specific Plan (CASP)	Ongoing, 2015-23	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Coliseum Area Project Status Map" at: http://www2.oaklandnet.com/Government/OurOrganization/PlanningZoning/Plans/Index.htm		
	1.3.5 Central Estuary Area Plan (CEAP)	Ongoing, 2015-23	The City's interactive major projects map (and associated major projects list) also catalogues developments over 50 units and/or 200,000 sq. ft. or greater of commercial space that includes projects in the Central Estuary area. The interactive map is available at: http://arcgis.com/arcgis/20a/DX A new multi-family market rate development at 2985 Ford Street was approved for 53 condominium units, and 10 live/work commercial units. In 2017, demolition of existing structures was final, but no building permit to construct the new units had been pulled.		
	1.3.6 Promote new housing opportunities in the Estuary Area	Ongoing, 2015-23	In 2017, progress continues towards the development of 465 units of affordable housing targeting households between 30-60% of AMI in the Brooklyn Basin development, which will include 3100 units overall, as well as commercial, parks and open space. The Planning Commission approved a Final Development for 2:1 affordable units on Parcel F. In 2016, staff worked with the affordable housing developer (MidPen Housing Corp) and Community Benefits Coalition to secure \$40 million in funding for the vertical construction of the project and associated City staff administration costs. Mid Pen was also awarded a \$360,000 predevelopment loan for development of the first two phases of affordable housing on Parcel F at the development. Negotiations are also in progress to swap ownership of City-owned Parcel G for market rate developer owned Parcel A, which will improve the feasibility of development of the second parcel. Parcel B is 241 units of market rate housing; it was entitled in 2016, and applied for a building permit in 2016. Parcel C was fully entitled in 2017, and includes 241 units of market rate housing, as well.		
Policy 1.4 Secondary Units	1.4.1 Secondary Unit -Parking Solutions	2014-2017	In May 2017, following an initial revision in 2016, the City of Oakland adopted revised Secondary Unit regulations, to further reduce the regulatory barriers to the development of Secondary Units, including eliminating parking requirements in areas where public transit is accessible. As shown in Table A3, 117 building permits for secondary units were issued in 2017.		
	1.4.2 Secondary Unit -Setback Solutions	2014-2017	In May 2017, following an initial revision in 2016, the City of Oakland adopted revised Secondary Unit regulations, to further reduce the regulatory barriers to the development of Secondary Units, including reducing setback requirements for Secondary Units. The reduced setbacks follow State law. As shown in Table A3, 117 building permits for secondary units were issued in 2017.		
Policy 1.5 Manufactured Housing	1.5.1 Factory Built Housing	Ongoing, 2015-23	In 2017, the City continues to permit manufactured housing designed to meet California Building Code, in single family residential districts.		
Policy 1.5 Adaptive Reuse	1.6.1 Live/Work Conversions	Ongoing, 2015-23	In 2017, the City continues to permit live/work conversions.		
Policy 1.7 Regional Housing Needs	1.7.1 Accommodate 14,765 New Housing Units	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation for Oakland. See Table B for details on building starts in calendar year 2017.		

Program Description		Housing Programs Progress Report - Government Code Section 65583		Status of Program Implementation	
Name of Program		Action		Timeframe	
Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households					
Policy 2.1 Affordable Housing Development Programs					
				Ongoing, 2015-23	One new affordable housing rental developments began construction in calendar year 2017: Redwood Hill Townhomes (28 units). One affordable housing rental development construction was completed in calendar year 2017: 94th & International (59 units). One rehabilitation project was completed in calendar year 2017: Hismen Hin-Nu Garvey - scattered sites (92 Units).
		2.1.2 Housing Predevelopment Loan and Grant Program		Ongoing, 2015-23	In calendar year 2017, the City of Oakland received three applications for predevelopment loans; all three loans were approved and drawn down on. No previously awarded predevelopment loan have been repaid. No predevelopment loan have been repaid.
		2.1.3 Utilize Public Housing Resources for New Development		Ongoing, 2015-23	No public housing resources were utilized for new development activities. See comments below for non-public housing development activities.
Policy 2.2 Affordable Homeownership Opportunities					
		2.2.1 First Time Homebuyer Programs		Ongoing, 2015-23	In calendar year 2017, the City FT+HB program assisted 29 households to purchase their first home. The homebuyers all received deferred payment Mortgage Assistance Program (MAP) loans. A total of \$1,835,388 of MAP funding was issued until program funds were fully reserved/exhausted in October 2017 at which time the CallHome Program was opened to provide funding for <80% buyers, no CallHome sales closed in 2017. Of the 29 households assisted with MAP, one household purchased an affordable housing unit in the project "Pacific Renaissance Plaza BMR Condos" and the other 28 purchased market rate homes.
		2.2.2 Scattered Site Single Family Acquisition and Rehabilitation Program		Program implementation beginning 2014-15	See policy 2.2.4.
		2.2.3 Foreclosure Mitigation Pilot Loan Program		Program implementation beginning 2014-15	In 2017, the City did not fund foreclosure mitigation services, however Housing and Economic Rights Advocates still provide free legal services to low- and moderate-income homeowners, borrowers, and homebuyers to support sustainable homeownership and housing stability. HEHA also held multiple workshops throughout Oakland related to sustainable homeownership, credit/debt repair and restoration, and home preservation for seniors despite lack of funding. HEHA is looking to the City to fund continued services for fiscal year 2017-2018
		2.2.4 Community Buying Program		Program implementation beginning 2014-15	The Oakland Community Buying Program's Administrator, Hello Housing, has completed the purchase of the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.
		2.2.5 Home Preservation Loan Program		Program implementation beginning 2014-15	In 2017, the Home Preservation Loan Fund, now administered by Housing and Economic Rights Advocates, was exhausted. Although HEHA continues to help in their available capacity, they will be seeking funding sources for the 2017-2018 fiscal year.
Policy 2.3 Density Bonus Program					
		2.3.1 Density Bonus Ordinance		Ongoing, 2015-23	In 2017, two developments using the Density Bonus were issued building permits for construction: <ul style="list-style-type: none"> • 5110 Telegraph Avenue was approved as a mixed-used Density Bonus project by the Planning Commission on 6/7/16. A building permit was issued in October, 2017. Seventeen (17) of the 204 units were approved as BMR units for very low income residents. • 1640 14th Street was issued a building permit in November, 2017. There are two density bonus units in a 26 unit building. The two density bonus units will be affordable to very low income families.
Policy 2.4 Permanently Affordable Homeownership					
		2.4.1 Community Land Trust Program		Ongoing support and expansion of Land Trust as funds are available	The City and Oakland Community Land Trust have sold the last remaining home acquired and rehabilitated as part of the initial pilot program funded under MSP-1. The City will explore other opportunities and continued partnership with the Oakland Community Land Trust.
		2.4.2 Resale Controls		Ongoing, 2015-23	In calendar year 2017 the City's Affordable Housing Unit Program assisted 2 low to moderate income households to purchase their first home. One household purchased an affordable housing unit in the EBALDC project "Sausal Creek" and the second buyer purchased in the Habitat project "Oakland Renovation Homes". High land and construction costs have stalled the production of Affordable Units for Homeownership in recent years.

Program Description		Housing Programs Progress Report - Government Code Section 65583.1		Status of Program Implementation
Name of Program	Action	Timeframe		
Policy 2.5 Seniors and Other Special Needs	2.5.1 Housing Development Program	Ongoing, 2015-23		In the new affordable housing rental developments that began construction in calendar year 2017, special needs units were included in the following housing developments: 94th & International had 14 housing units for those where were formerly homeless (out of 59 total units) and at Civic Center 14 TOD has 10 housing units for those where were formerly homeless (out of 40 total units).
	2.5.2 Housing For Persons With HIV/AIDS	Ongoing, 2015-23		In fiscal year 1817, the HOPWA (Housing Opportunities for Persons with AIDS) program provided housing assistance to more than 254 persons living with HIV/AIDS and their families utilizing the housing first model. 111 persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 458 households for HIV/AIDS housing and other services. 142 persons living with HIV/AIDS received supportive services. 13 new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 210 units, 106 in stewardship.
	2.5.3 Accessible Units in New Federally-Assisted Housing	Ongoing, 2015-23		Of the 210 Federally-Assisted Housing units issued a building permit in 2017, a total of 27 units were ADA Accessible: 12 units (for mobility impaired) at Fruitvale Transit Village; 2 units (1 for mobility-impaired, 1 for vision/hearing impaired) at Estrella Vista; 4 units (2 for mobility impaired, 1 for vision/hearing impaired, and 1 for mobility & vision/hearing impaired) at Redwood Hill Homes; and 9 units (6 for mobility impaired, 3 for vision/hearing impaired) at Coliseum Connections.
Policy 2.6 Large Families	2.6.1 Housing Development Program (3+ bedrooms)	Ongoing, 2015-23		Under construction in 2017, there are 54 units of affordable housing to accommodate large families: Fruitvale Transit Village with 28 three-bedroom units; Estrella Vista: 8 three-bedroom units and 2 four-bedroom units; Redwood Hill Homes: 16 three bedroom units. (There are no larger unit sizes in Coliseum Connections).
Policy 2.7 Expand Local Funding Sources	2.7.1 Jobs/Housing Impact Fee	Ongoing, 2015-23		Data on the Jobs Housing Impact fee was reported in the Impact Fees Annual Report (the most recent available is from November, 2017); see page 5 at http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak067912.pdf . As of 6/30/17, \$303,360 had been paid for the Jobs / Housing Impact Fee, and \$2,995,774 was revenue assessed, but not due yet (due to the program's schedule for payments). This totals \$3,303,134.
	2.7.2 Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing	Ongoing, 2015-2023		On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. In November, 2017, staff brought the Annual Report to City Council. See this link for the report: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak067912.pdf

Program Description	Name of Program	Action	Timeframe	Housing Programs Progress Report - Government Code Section 65593.1
				<p>Status of Program Implementation</p> <p>There are three types of City-owned property that could possibly be available for affordable housing development: 1) City surplus properties, 2) Properties owned by the former Redevelopment Agency, and 3) the City's Housing and Community Development Department site acquisition properties.</p> <p>All City-owned property is managed by the City's Economic and Workforce Development Department, Real Estate Division. The City owns approximately 1,250 parcels including parks, libraries, fire stations, etc. The Division continues to evaluate if any of these properties can be considered surplus and, if so, if they can be used for residential development. The Division has begun preparation of a strategic portfolio asset management plan to further surface any opportunities for development on City land.</p> <p>The City's Long Range Property Management Plan addresses the management and, in some cases, disposition of real properties previously owned by the Redevelopment Agency. This plan was approved in 2014 by the Oakland Oversight Board and the State of California Department of Finance. There are 25 properties or site assemblies for future development that are currently actively managed by the City's Economic and Workforce Development Department, Project Implementation Division. These properties fall roughly into 4 categories: (1) properties that currently have Disposition and Development Agreements (DDA) or Owner Participation Agreements (OPA) of which there are 3 properties; (2) properties that have an Exclusive Negotiating Agreement (ENA) or that are currently negotiating an ENA with designated and publicly-vested developers or which there are 5 properties (with a 6th property that has some characteristics of both a DDA and ENA); (3) there are twelve properties that are slated for RFPs; and (4) there are four properties that were on the LRMP that have already been developed and there are no plans for additional development of those sites.</p> <p>Additionally, during the dissolution of the Redevelopment Agency, ten properties owned by the RDA were transferred to the City's Housing and Community Development Department. Disposition or management of these properties are required to have annual reports posted on the City's website per California State law SB 341. Annual updates on those properties can be viewed at this website: http://www2.oaklandnet.com/Government/fo/hcds/Data/DOWD008690/reports</p> <p>The City's Housing and Community Development Department manages properties under its site acquisition program that are listed in the Housing Element 2015-23 Table C.4. There is some action with this list and the SF 341 is toward SF 370 & 371.</p> <p>The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust Fund will begin to receive boomerang funds on an annual basis. Total funds set aside will begin to be reported in 2018 once the City's FY 2016-17 has been fully reconciled.</p> <p>City staff is working on a standardized annual report on these funds with a goal of having it complete by the first public hearing at Planning Commission in Spring, 2018.</p>
		2.7.3 Sale of City-Owned Property for Housing	Ongoing, 2015-23	
		2.7.4 Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds")	Beginning in 2015 and ongoing, 2015-23	
Policy 2.8: Rental Assistance		2.8.1 Expansion of Section 8 Vouchers	Ongoing, 2015-23	Section 8 will not be expand without additional funding from the Federal Government, which has not occurred; nor is any funding anticipated in the foreseeable future.
		2.8.2 City of Oakland Rental Assistance Program	Ongoing as funds are available, 2015-23	The Oakland Tenant Rescue Fund was concluded in FY 2015-16 due to lack of funds. Currently (2017), the Housing Resource Center has established a partnership with Seasons of Sharing Financial Assistance program to help residents with delinquent rent and security deposits. In 2017, 88 Oakland renters, including seniors and families, were assisted.
Policy 2.9: PATH Strategy for the Homeless		2.9.1 Provide outreach programs to those who are homeless or in danger of becoming homeless	Ongoing, 2015-23	The City of Oakland's Homeless Mobile Outreach Program is operated by the agency Operation Dignity (OD). OD serves homeless persons living in encampments, in individual sites or in groups, offers harm reduction services including food and survival supplies, outreach and resource referrals, and housing navigation (case management services). Outreach is an access point to the City's housing and service resources (shelter, transitional housing, rapid re-housing and supportive housing) for the unsheltered homeless to attain more stable living situations. In FY 16/17, OD handed out over 52,074 units of harm reduction which includes but is not limited to: blankets, hygiene kits, food, water, and coats (Does not reflect the total number of individuals they engaged; units of service are supplies), 532 clients were entered into HMIS, and an estimated 1000 total unduplicated individuals were served.

Program Description		Housing Programs Progress Report - Government Code Section 65583.		Status of Program Implementation	
Name of Program	Action	Timeframe			
	2.9.2 Support programs that help prevent renters from becoming homeless.	Ongoing, 2015-23	In FY 16/17 the City did not provide any specific homelessness prevention funding. However, 129 households were assisted in maintaining their housing with housing subsidies and services within the OPRI (Oakland PATH Rehousing Initiative) program. In addition the City of Oakland funds programs that help formerly homeless individuals maintain housing such as Lifelong Medical Care Services in the California and Harrison Hotels and services to formerly homeless families who housed through the Shelter plus Care Program.		
	2.9.3 Provide shelter programs to the homeless and special needs populations	Ongoing, 2015-23	The City of Oakland funds a year round shelter called Crossroads that is operated by East Oakland Community Project. Crossroads is a low barrier emergency housing shelter that can serve up to 135 individuals, and 5 families of two or more per night which includes medical respite clients and accommodations for disabled persons. In FY 16/17, the City funded \$9,925 year-round shelter bed nights and served 492 unduplicated homeless households, for a total of 527 unduplicated individuals. In FY 16/17 388 individuals engaged in supportive services including individualized case management, housing counseling, information and referral services group counseling, vocational and employment related services, and life skills classes including: men's group, women's group, employment workshop, housing clinic, parenting classes, children's music group, house meeting, walking club, healthy eating & nutrition, anger management and coping skills. In FY 16/17, 55% (134) of the residents leaving Crossroads shelter went into permanent housing and 1.5% (6) exited to transitional housing. In addition, 12% (50) of those who entered with no income exited with employment income.		
	2.9.3 (b) Provide shelter programs to the homeless and special needs populations	Ongoing, 2015-23	In December of 2017 the City opened its first temporary housing pilot using Tuft sheds. This pilot program provides a safe, sanitary, and secure interim (up to 6-months) housing opportunity for 40 unsheltered individuals who were previously encamped in the surrounding area. Residents live two to a Tuft shed and are able to choose who they live with, bring their pets and bring many more of their possessions than would be possible in a traditional homeless program setting. Homeless people from a geographic area adjacent to the site were invited into the site over a 4 week period and the surrounding encampments were closed. Services at the site include garbage pickup, portable toilets, and wash stations, mobile showers, twice a week, 24/7 site staffing, and a bus stop (available to use on weekdays).		
	2.9.4 Provide transitional housing programs to those who are ready to transition to independent living	Ongoing, 2015-23	With CDBG funds, renovation of the DreamCatcher Youth shelter in Oakland was completed for in early 2017. The building was purchased by a grant from Alameda County in November 2010. Over the last seven years, the small non profit (Alameda Family Services) pieced together grant funding from the Federal government, the State of California, Alameda County, City of Oakland and other funding sources to develop the new shelter. The new building adds six beds to the organization's capacity for a total of up to 14 beds. This new wing is called Nike's Place and will specifically serve formerly sexually exploited girls. Alameda Family Services will later contract or transfer the building use to Covenant House, which could occur in FY 2017/18.		
	2.9.5 Support development of permanent housing affordable to extremely low income households	Ongoing, 2015-23	In FY16/17, 360 households or 503 individuals, including single adults, youth and families received transitional housing and supportive services. 224 (83% of clients) exited Transitional Housing programs into permanent housing. The current model of transitional housing is to move participants into permanent housing within 6 months. The average length of stay in FY 16/17 was 10.0 months and the median length of stay was 10.4 months.		
			In 2017, there are 47 units of housing under construction for extremely low income populations: Fruitvale Transit Village (23 units); Estrella Vista (16 units); Redwood Hill Homes (8 units). The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. EveryOne Home represents an opportunity to coordinate actions and policies to benefit the extremely low income and homeless populations in many areas including the development of affordable housing for extremely low income individuals. Both the City of Oakland and Alameda County passed bonds in 2016 that set aside funds for the development of affordable housing for those individuals between 0%-20% AMI (homeless). The City Council allocated \$14M of the Measure KK bond money for the purchase of an existing SRO, to create a second Henry Robinson type of transitional housing for homeless single adults.		

Program Description		Housing Programs Progress Report - Government Code Section 65593.		Status of Program Implementation	
Name of Program	Action	Timeframe			
	2.9.6 Coordinate actions and policies that affect the extremely low income population of Alameda County	Ongoing, 2015-23			The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. The City has been a strong partner with Everyone Home and Alameda County in the development of a Coordinated Entry System for homeless services. In the spring of 2017, the City of Oakland was selected, through an RFP process, to be the regional lead, implementing Coordinated Entry in Oakland. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need assistance the most receive it in a timely manner. Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. In the fall of 2017 the family coordinated entry program expanded to include all of North County (Oakland, Berkeley, Albany, Emeryville, Piedmont). Coordinated entry for all homeless populations in Oakland began in the fall of 2017. HSD participates in monthly calls of West Coast cities, led by the U.S. Interagency Council on Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a City jurisdiction. HSD also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and state initiatives to end homelessness.
	2.9.7 Advocate for policies beneficial to the extremely low income and homeless populations of Oakland	Ongoing, 2015-23			The City advocates for policies and funding to benefit the homeless and low income populations. Such work has resulted in access to project-based vouchers to support persons served under the City's OPR program, providing housing subsidies, assistance and intensive case management to serve homeless populations which include those living in homeless encampments, leaving the foster care system, and those reentering from criminal detention institutions. In the past year, additional policies have been implemented to address the impact of street homelessness in Oakland. These include the formation of an interdisciplinary Encampment Management Team and the provision of portable toilets and wash stations in encampments.
	2.9.8 Sponsor-based Housing Assistance Program	Ongoing, 2015-23			This program, begun in 2010, has successfully housed more than 222 formerly homeless Oakland residents with subsidies provided by the OHA, services provided by service provider sand program administration provided by the City of Oakland. On average in FY 2016-17, The Sponsor Based Housing Assistance Program (SBHAP) served 115 families per month with little turnover. The capacity of the program during FY2016-17 was 125 households. This program remains underutilized due to the lack of available rental units in the private market.
Policy 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community	2.10.1 Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty	Ongoing, 2015-23			For the 2017-2019 round, three of twelve new applications under the NOFA for new construction were awarded geographic equity points.
Policy 2.11: Affordable Housing Preference for Oakland Residents and Workers	2.11.1 Oakland Resident and Worker Housing Preference Policy Resolution	Ongoing enforcement, 2015-23			The implementing regulations for the Oakland Resident and Worker Preference Policy for Affordable Housing were approved by the City Administrator in early 2010. City-funded developers are provided both the Policy and the Certification in the City's marketing and management planning documents that are attached as exhibits to the regulatory agreement. As a part of the final review/approval of a developer's marketing and management plans, property management are required to comply with this policy to the extent that other funding sources for the housing project permit such a policy. In July 2016 the preference policy was added to the Oakland Municipal Code. The preference policy was updated to include a preference for neighborhood residents and displaced household members in applying for multifamily affordable housing. Additionally, the Oakland residency, Oakland worker, or displaced household requirement was applied to the first-time homebuyer Mortgage Assistance Program. The new standards will be applicable to projects awarded funds after July 19, 2016 and was effective immediately for the First-Time Homebuyer Mortgage Assistance Program.

Program Description		Housing Programs Progress Report - Government Code Section 65583		Status of Program Implementation	
Name of Program	Action	Timeframe			
Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups					
Policy 3.1: Expedite and Simplify Permit Processes					
	3.1.1 Allow Multifamily Housing	Ongoing, 2015-23			Continuing through 2017, multi-family housing continues to be permitted in Oakland, with the adoption of the Citywide Zoning Update in April 2011, the areas of the City where multifamily housing can be built expanded significantly.
	3.1.2 Special Needs Housing	Transitional Housing, 2016. Allowing Emergency Shelters By-Right Ongoing, 2015-23			In February, 2016, the City adopted revised Planning Code definitions and regulations for Transitional and Supportive Housing, complying with California Government Code Section 65583(a)(5). The City continues to permit emergency shelters by right in limited segments of the Residential Mixed Use, Urban Residential, Neighborhood Center, Community Commercial, Broadway Retail Frontage District Interim Combining Zone, Medical Center, Housing and Business Mix, and the CIX-1, CIX-2, IG, and IO Industrial zones as codified by Ordinance No. 13248 (adopted July 15, 2014).
	3.1.3 Discretionary Permits	Ongoing, 2015-23			In 2017, the Planning and Zoning Division continued to issue discretionary design review permits for all new housing, except for Secondary Units less than 500 sq. ft. in size which are issued ministerially. For Special Needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone. The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability.
	3.1.4 "One-Stop" Permit Process	Ongoing, 2015-23			In 2017, this process continues to be implemented within the Bureau of Planning and Building.
	3.1.5 Assign Priority to Affordable Housing	Ongoing, 2015-23			In 2017, this process continues to be implemented. Permit applications for affordable housing developments, as with other multi-family projects, are "deemed complete" within 30 days of submittal.
	3.1.6 Expedite Environmental Review	Ongoing, 2015-23			In 2017, Oakland uses CEQA exemptions for development projects, where appropriate. See detailed response in Action 1.1.3.
	3.1.7 Secondary Units	2015-2016			Council adopted revised Secondary Unit regulations in March 2016 and May 2017, to further reduce the regulatory barriers to the development of Secondary Units, which are considered one way to help address the city's housing shortage and escalating costs, as they generate new residential units without the costs of land acquisition. Changes included reduced parking requirements in areas where public transit is accessible, and to setbacks. As shown in Table A3, 117 building permits for secondary units were issued in 2017.
	3.2.1 Alternative Building Code Standards	Ongoing, 2015-23			In 2017, this program continues to be implemented.
	3.2.2 Planned Unit Development Zoning	Ongoing, 2015-23			In 2017, this program continues to be implemented. Planned Unit Developments in 2017 include in the Jack London District, Site D and Site F which were fully entitled in 2017, building permit applications on file for both before 12/31/17: 135 du on site D/338 du on Site F2. Also, in 2017, a revision to MacArthur BART PUD, to increase residential development (both affordable and market rate) in a tower to 402 du (357 market rate and 45 affordable).
	3.2.3 Flexible Parking Standards	2014-2017			In 2016, the City adopted new parking standards, including no parking required and required car share spaces and transit passes in the Central Business District and innovative parking reduction methods in other parts of the city.
	3.2.4 Reduced Open Space Requirements	2014-2017			In 2015, the City began the process of developing a specific plan for downtown Oakland and the Jack London District. As part of that planning process, the current open space standards applicable to downtown and the Jack London District will be evaluated and considered for amendment. The plan is expected to be complete by summer, 2020.
	3.3.1 Project Review Process and Development Agreements	Ongoing, 2015-23			This program continues to be implemented. There were no new residential Development Agreements in 2017.
	3.3.2 Development Fees	Ongoing, 2015-23			On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. In November, 2017, staff brought the Annual Report to City Council. See this link for the report: http://www2.oaklandnet.com/oakca1/groups/ceadadocuments/report/0ak057912.pdf
	3.4.1 Multiple Agency Reviews	Ongoing, 2015-23			OHA continues to utilize the City of Oakland NOFA for the award of project-based Section 8 subsidy, in addition the OHA issued its own Project Based Request for Proposals during the calendar year.
	3.4.2 Allocation of Project-based Section 8 Units	Ongoing, 2015-23			Per-MTW Plan information. No RFP issued for 2017. The grand total of Oakland Housing Authority PBV units is 3,826.

Program Description		Housing Programs Progress Report - Government Code Section 65583.		Status of Program Implementation	
Name of Program	Action	Timeframe			
Policy 3.5: Financing Costs	3.5.1 Access to Low-Cost Financing for Development	See Housing Programs Under Goal 2	In 2017, the City released a NOFA for years 2017-2019. Approximately \$13.4 million in funds were awarded to eight new construction projects. In addition, approximately \$7.6 million in funds were awarded to two multifamily housing rehabilitation and preservation projects. Additional projects have been approved but not yet awarded funds. When awarded, loans have a 3% simple interest rate. Payment of principal and interest are due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee. All loans are due at the end of the 55 year term or upon transfer.		
	3.5.2 Access to Low-Cost Financing For Home Purchase	See Action 2.2.1	In calendar year 2017, 29 first time homebuyers received purchase assistance from the City's Mortgage Assistance Program (MAP) financing. These buyers were able to leverage funds as follows: <ul style="list-style-type: none"> Private bank lending of \$8,659,610 Down-payment funds from individual homebuyers in the amount of \$1,067,902 Closing Cost funds from individual homebuyers in the amount of \$392,565 Four additional subsidy loans in 3rd lien position (SF FHLB's WISH) funds totaling \$60,000 Mortgage Credit Certificates were increased to 20% (formerly 15%) and issued on 11 homes to assist the purchase and delay the payment on \$3,703,261 worth of first mortgages in the City of Oakland. 		
Policy 3.6: Environmental Constraints	3.6.1 Remediation of Soil Contamination	Investigate potential funding sources	The City no longer operates the EPA's Revolving Loan Program due to a lack of staffing and currently identified environmentally-challenged small infill brownfield sites that would qualify for the program. However, the City can re-apply for the program when staffing and sufficient qualifying opportunities are available. As private development projects are proposed, City staff will explore the needs and possibility to apply for assessment and cleanup grants for eligible sites, as needed. Other potential funding sources such as the Leaking Underground Storage Tank Fund can also be evaluated for applicability on a site by site basis.		
Policy 3.7: Community Outreach and Education	3.7.1 Community Outreach Program	Ongoing, 2015-23	In 2017, as part of the Downtown Specific Plan, City staff and consultants held numerous public meetings and workshops about housing in downtown Oakland; recommendations from those participants is being considered in the drafting of the Plan.		
Goal 4: Conserve and Improve Older Housing and Neighborhoods					
Policy 4.1: Housing Rehabilitation Loan Programs	4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing	Ongoing, 2015-23	The City will continue to provide rehabilitation loans to moderate, low, and low income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, through existing Rehabilitation Programs.		
	4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	Ongoing, 2015-23	The City will continue to provide rehabilitation loans to moderate, low, and low income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, through existing Rehabilitation Programs.		
Policy 4.2: Blight Abatement	4.2.1 Anti-Blight Programs	Ongoing, 2015-23	2017 Code Enforcement Services responded to 3,021 neighbor complaints of property maintenance		
	4.2.2 Housing Code Enforcement	Ongoing, 2015-23	In 2017, Code Enforcement Services responded to approximately 2,009 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law).		
	4.2.3 Problem Properties Program	Ongoing, 2015-23	In 2017, the City abated 473 buildings and 49 residential properties for property and building maintenance issues.		
	4.2.4 Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program	Ongoing, 2015-23	Since the program was strengthened to include defaulted properties in the fall of 2012, about 3,800 foreclosed or defaulted properties have been registered. There are approximately 550 active properties in the registry, 57 of which are bank-owned. There were 88 code enforcement cases opened in 2017 for related properties in response to a complaint. Of those, 22 have been abated (3 were abated by the lender who owned the property), 11 were closed with no violations, and 25 remain open. Proactive spot inspections were conducted for 110 properties, which resulted in an additional 12 blight abatement cases that have all been resolved. Revenue of \$92,000 in registration fees, \$64,600 in blight fines and enforcement costs, and \$50,000 in registration penalties was collected in 2017. Due to the decline in distressed properties and associated revenue, no funds were directed towards foreclosure outreach and prevention efforts for homeowners and tenants.		

Housing Programs Progress Report - Government Code Section 65583		Status of Program Implementation	
Program Description	Name of Program	Action	Timeframe
Goal 5: Preserve Affordable Rental Housing	Policy 5.1: Preservation of At-Risk Housing	5.1.1 Monitoring and Preservation	
		5.1.2 Contact With Owners of At-Risk Buildings	Annual, 2015-23 City will identify projects at highest-risk each year (that could convert within the next 24 months)
		5.1.3 Financial Assistance for Preservation Projects	Ongoing, 2015-23
		5.1.4 Project Based Section 8 Assistance	Ongoing, 2015-23
		5.1.5 Local Non-traditional Housing	Ongoing, 2015-23
Policy 5.2: Support for Assisted Projects with Capital Needs		5.2.1 Advocacy for State and Federal Financing	Ongoing, 2015-23

There were no opt-outs in 2016.

In 2014, an extensive review of existing affordable housing developments at-risk of loss to the supply was conducted for the 2015-23 Housing Element planning period. Results of this research can be seen in Chapter 3 of this document that was adopted December 2014. In 2016 the City's Housing and Community Development Department Policy and Programs Section is actively tracking TCAC properties whose regulatory agreements are slated to sunset in the next 6-9 years. Staff is focusing on those properties that are owned by entities that are not explicitly working to create and maintain affordable housing resources. There are four properties that fall into this category totaling 451 housing units.

The City of Oakland released a 2017-2019 NOFA for Multifamily Housing Rehabilitation and Preservation. Eight projects have been approved for the NOFA 2017-2019 pipeline, totaling 525 affordable units. From the \$9.5 million of available Measure KK funding, only the top two projects (Howe Harp Plaza and Empyrean Tower) will be completely funded at this time. These awards will preserve 20 units of affordable housing and will convert 66 market-rate units to affordable housing. The third-ranked project, Fruitvale Studios, could be partially funded and would convert 24 more market-rate units to restricted affordable units. The remaining projects could potentially be funded from the second issuance of Measure KK bond funds.

See Section 3.4.2. above. The OHA did not issue an RFP for Project Based Vouchers in 2017.

See Section 2.8.1 above. Oakland Housing Authority RFP-011 for SRCO units. A total of 288 units were awarded MTW Building Bridges, local housing assistance. To date, OHA has entered into Building Bridges MTW LHAP agreements with 3 (three) non-profit partners for a total of 183 units in 2017. Operation Dignity/Dignity House- 20 units. East Bay Asian Local Development Corporation (EBALDC)- Madrone Hotel- 31 units and San Pablo Hotel- 110 units. Resources for Community Development (RCD) 22 units.

The City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs. Unfortunately, Federal grant programs have been cut substantially and State bond funds have been exhausted.

The 2017-18 Regular Session of the California State Legislature has three bills seeking to generate funds for new affordable housing production: The "Building Homes and Jobs Act" (SB 2: Atkins) will establish a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. The "Affordable Housing Bond Act" (SB 3: Beal) will allow the State of California to place a \$3 billion statewide general obligation bond for affordable housing on the November 2018 ballot; to fund existing, critical and successful affordable housing programs operated by State agencies. The "Bring California Home Act" (AB 71: Chiu, Ting, Mullin) will provide \$300 million in funding for affordable homes by eliminating the state mortgage interest deduction on vacation homes.

Nearly \$50 million in grants and financing was awarded to three affordable housing and transportation projects located in October 2016. The grants are the result of a successful collaboration between the City's Housing and Community Development Department and Department of Transportation staff, affordable housing developers and regional transit agencies as joint applicants to the State of California's Affordable Housing and Sustainable Communities (AHSC) grant program. The awarded funds will assist in the permanent financing of approximately 340 affordable housing units, and will support the development of key transportation and infrastructure amenities. City staff anticipate assisting applicants to these funds in the 2017-18 AHSC NOFA round.

Housing Programs Progress Report - Government Code Section 65583		Status of Program Implementation	
Program Description	Name of Program	Action	Timeline
			<p>The City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs. Unfortunately, Federal grant programs have been cut substantially and State bond funds have been exhausted.</p> <p>The 2017-18 Regular Session of the California State Legislature has three bills seeking to generate funds for new affordable housing production. The "Building Homes and Jobs Act" (SB 2; Atkins) will establish a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. The "Affordable Housing Bond Act" (SB 3; Beal) will allow the State of California to place a \$2-billion statewide general obligation bond for affordable housing on the November 2018 ballot to fund existing critical and successful affordable housing programs operated by State agencies. The "Bing California Home Act" (AB 71; Chu, Ting, Mullin) will provide \$300 million in funding for affordable homes by eliminating the state mortgage interest deduction on vacation homes.</p> <p>Nearly \$50 million in grants and financing was awarded to three affordable housing and transportation projects located in October 2016. The grants are the result of a successful collaboration between the City's Housing and Community Development Department and Department of Transportation staff, affordable housing developers and regional transit agencies as joint applicants to the State of California's Affordable Housing and Sustainable Communities (AHSC) grant program. The awarded funds will assist in the permanent financing of approximately 340 units.</p> <p>In 2017, numerous changes were made to Oakland's Rent Adjustment and Just Cause ordinances that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.</p>
Policy 5.3: Rent Adjustment Program		5.3.1 Rent Adjustment Ordinance	Ongoing, 2015-23
		5.3.2 Just Cause for Eviction Ordinance	Ongoing, 2015-23
		5.3.3 Ellis Act Protections Ordinance	Ongoing, 2015-23
Policy 5.4: Preservation of Single Room Occupancy Hotels		5.4.1 Residential Hotel Conversion/Demolition Protections	Ongoing, 2015-23
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use		5.5.1 Residential Property Conversion Ordinance	Ongoing, 2015-23
Policy 5.6: Limitations on Conversion of Rental Property to Condominiums		5.6.1 Condominium Conversion Ordinance	FY 2016-15
Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing		5.7.1 Rehabilitation of Public Housing Units	Ongoing, 2015-23
Goal 6: Promote Equal Housing Opportunity			
Policy 6.1: Fair Housing Actions		6.1.1 Funding for Fair Housing Organizations	Ongoing, 2015-23

Program Description	Name of Program	Action	Housing Programs Progress Report - Government Code Section 65583.1 Timeline	Status of Program Implementation
		6.1.2 Housing Search Assistance for People with Disabilities	Ongoing, 2015-23	<p>In 2013, the City's contract with a local organization to provide housing search assistance and counseling for the disabled population ended. In 2015 and 2016, the City extended for one year (each year) all tenanted/landlord counseling and fair housing services. Since there was no provider organization for housing search assistance for people with disabilities, there were no funds allocated for this program in 2017. However, referrals can be made for homeownership to a local realtor who specializes in accessible housing. A reevaluation of this program will be considered for FY 2018-19.</p>
		6.1.3 Affirmative Fair Marketing	Ongoing, 2015-23	<p>The 2015-2020 Analysis of Impediments for Fair Housing was completed in 2015, and there are no current updates. At the same time, the City rewrote its Affirmative Fair Marketing Procedures guidelines. All City-funded Housing Projects are required to submit marketing plans for review for compliance with the procedures. The next AIFFH is not due until October, 2020.</p>
		6.1.4 Housing Assistance Center	Ongoing, 2015-23	<p>In 2017, the Housing Resource Center served approximately:</p> <ul style="list-style-type: none"> • 4,950 referrals to the Rent Adjustment Program • 8 referrals to Section 8 • 559 referrals to Centro Legal de La Raza for tenants • 9 referrals to Housing and Economic Rights Advocates (HERA) for homeowners at-risk of losing their home • 87 referrals to North County Coordinated Access System for Literally Homeless Families • 26 referrals to the Oakland Housing Authority • 5 referrals to the City's Residential Lending • 3 referrals to the City's Code Enforcement • 21 referrals to the City's First-time homebuyer program • 30 referrals for relocation assistance • Provided direct services to 2,871 individuals through Housing Resource Center counsel, advocacy or resources
Policy 6.2: Reasonable Accommodations		6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies	Ongoing, 2015-23	<p>It is the policy of the City of Oakland (City) that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of Justice regulations implementing Title II of the ADA. To strengthen that policy, Administrative Instruction 123 was updated, effective October 13, 2017, to be in accordance with Section 504 of the Rehabilitation Act of 1973 (Section 504), Title II of the Americans with Disabilities Act (ADA) of 1990, and related state laws. This policy includes the making of reasonable program modifications whenever necessary to prevent discrimination on the basis of disability in housing and related services, including but not limited to provision of auxiliary aids and services, materials in alternative formats, and reasonable policy modifications. A new service, Video Remote Interpreting, is under development specifically for serving walk-in clientele who are Deaf or Hard of Hearing at the Housing Assistance Program. This initiative is being sponsored by the City of Oakland's ADA Programs Division and is anticipated to be fully implemented in Fiscal Year 2018-2019.</p>
		6.2.2 Publicize and Implement Reasonable Accommodations Policy and Procedures	Ongoing, 2015-23	<p>In 2017, the City Planning and Zoning staff administer the reasonable accommodation policy at the Zoning Counter (see action 6.2.1).</p> <p>The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing programs. The Division publishes information about City disability access policies on its website: https://myurl.com/ADA-Programs. The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The Division is also assisting with the development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.</p>

Program Description		Housing Programs Progress Report - Government Code Section 65583.		Status of Program Implementation	
Name of Program	Action	Timeframe			
Policy 6.3: Promote Regional Efforts to Expand Housing Choice	6.3.1 Regional Housing Needs Allocation	Ongoing, 2015-23			City staff participated in the Plan Bay Area 2040 development process. This is the strategic update to Plan Bay Area 2013 and is the state-mandated, integrated long-range transportation, land use and housing plan. Housing projections were drafted and evaluated against performance targets for the region. In response to those projections, the City of Oakland jointly, with the Mayors of San Francisco and San Jose, advocated to MTC and ASAG that all jurisdictions in the Bay Area needed to build their fair share of housing at all income levels.
Policy 6.4: Fair Lending	6.4.1 Community Credit Needs Assessment.	Ongoing, 2015-23			HCD conducts assessments of community credit needs primarily for housing. In 2017 the City reviewed reports on lending patterns in Oakland and the availability of residential credit to acquire and maintain housing from the following sources: the federal government, and nonprofit consumer organizations. In addition in 2017 HCD issued Linked Banking Surveys directly to lending institutions to collect data on their lending in various categories: small business, multifamily and commercial lending, single family mortgage lending, single family home equity, seismic safety, and non-profit assistance
	6.4.2 Community Reinvestment Activities linked to Banking	Ongoing, 2015-23			The City continues to implement community reinvestment programs that include: 1) encouraging private, for-profit lending and investment practices that overcome housing discrimination and meet the needs of all Oakland households and neighborhoods, expands opportunities for homeownership, and discourages discrimination in lending, 2) working with selected lenders as partners in the City's first-time homebuyer programs, 3) working with other jurisdictions and organizations to strengthen state legislation, 4) participating in joint City, nonprofit and industry efforts to create new programs and promote existing lending programs, and 5) through the City's Linked Banking program, encouraging lenders to address fair lending shortfalls adversely impacting our community.
	6.4.3 Community Outreach and Predatory Lending Controls	Ongoing, 2015-23			To encourage more resilient and informed buyers in our community, the City's Homeownership Programs provides monthly homebuyer education to prospective buyers. The curriculum informs potential buyers on the homebuying process, puts them in touch with assistance resources including the City's assistance programs as well as others, and introduces them to partner lenders, real estate professionals, and HUD certified housing counselors. In 2017, we issued certificates of completion to 573 class attendees. Additionally, buyers using the City assistance programs are required to utilize stable 30 year fixed rate loans.
Policy 6.5: Accountability	6.5.1 Housing Element Annual Progress Report	On an annual basis by April 1			The City is currently scheduled to bring the 2017 Housing Element Annual Progress Report (APR) to a public hearing at the Planning Commission on April 18, 2018, and to a public meeting at the Community and Economic Development Committee on May 22, 2018 to be followed by a full City Council hearing on May 29, 2018.
Goal 7: Promote Sustainable Development and Sustainable Communities					
Policy 7.1: Sustainable Residential Development Programs	7.1.1 Promote Green Building Design for Private Development	Ongoing, 2015-23			In 2017, the City continued to staff the Green Building Resource Center, and enforce the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.
	7.1.2 Green Building Standards	Ongoing, 2015-23			Green building standards are required (in 2017) for projects which meet the thresholds in the Green Building Ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.
	7.1.3 Require Green Building Design requirements for City-funded Development	Ongoing, 2015-23			The City adopted its Green Building Ordinance in October 2010, and in 2017, continued to regularly apply it to multi-family affordable housing development. In the bi-annual Notification of Funding Availability for Affordable Housing, new development and rehabilitation projects must meet a minimum threshold of attaining the minimum scores in each category set forth in their respective Green Point Checklists. Projects scoring higher in the Green Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.

Housing Programs Progress Report - Government Code Section 65569.3		Status of Program Implementation			
Program Description	Name of Program	Action	Timeline		
Policy 7.2: Minimize Energy and Water Consumption	7.2.1 Energy-Efficiency and Weatherization Programs	The City helped launch and is a participant in the East Bay Energy Watch (EBEW), a local government energy efficiency partnership with PG&E that funds small, medium, and large commercial direct installation programs, residential weatherization, retrocommissioning, and related services within Alameda and Contra Costa Counties. The City also works with the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), which, in 2017, alone, served 83 single family Oakland homes, yielding savings of 34,411 therms and 15,025 kWh; the Bay Area Multifamily Building Enhancements Program (BAMBE), which completed construction and provided rebates for 32 multifamily building projects in Oakland totaling 83,056 therms and 690,765 kWh saved across 2,343 residential units from the program's full launch in 2014 through March 2018; and the Bay Area Multifamily Capital Advance Program, an innovative financing pilot for deep multifamily energy efficiency upgrades that has completed three projects in 2015, one of which was in Oakland. The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes, including renters and focusing primarily on lower-income residents, with energy efficiency and conservation measures each Summer. In 2017, the program employed seven local youth and served 284 homes in Oakland, installing LED light bulbs, advanced power strips, and low-flow water fixtures. Oakland City Council approved five Property Assessed Clean Energy (PACE) financing programs to operate in the City in 2015, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. In 2017, PACE providers approved 649 applications for residential clean energy projects in Oakland, with a total value of \$4,784,140. The total projected lifetime savings of all residential and commercial PACE projects approved in 2017 is 51,490,363 kWh of electricity and 17,899,901 gallons of water. A total of 406 residential and 22 commercial projects were completed in 2017. The City's Housing and Community Development Program runs several energy-related assistance programs, including loans and grants, and is currently seeking additional funds. The City is working with local CSOs to offer a total of 795 solar photovoltaic systems were installed in Oakland in 2017, bringing the total number of solar installations to 4,859. The City now has more than 30.6 mW of installed solar capacity overall, including 16.7 mW (4,655 systems) in the residential sector. These systems combine to 42 million kWh of clean electricity every year - yielding a greenhouse gas reduction equivalent to removing 1,700 cars from the road. The number and size of these systems continues to increase as the City provides greater support for financing solar systems through tools such as Property Assessed Clean Energy (PACE), participates in the annual SunShares group buy program, and as the city anticipates the launch of East Bay Community Energy. Oakland posted its solar permitting checklist online in late 2015, and formally consolidating the Building and Fire inspections for installed systems. In April 2017, Oakland-based non-profit solar installer and workforce development organization GRID Alternatives partnered with the East Bay Asian Local Development Corporation (EBALDC), a non-profit community development organization, to bring solar power to the Marcus Garvey Commons, a 22-unit multifamily affordable housing development in West Oakland. GRID brought together community volunteers, job trainees, and employees from Sun Power, a solar energy	Ongoing, 2015-23		
			7.2.2 Alternative Energy Production	The City is exploring its options through PG&E's new Renewable Energy Self Generation Bill (Credit Transfer Program (RES-BCT) program, which allows shared solar across multiple city-owned sites. More work is needed to complement PG&E's offerings to address the needs of small and disadvantaged communities, and to link PG&E's program with additional external and non-traditional resources. With East Bay Community Energy, the county-wide community choice aggregation program, launching in early 2018, additional opportunities will arise to design and co-market innovative, community-based renewable energy opportunities, including in partnership with Oakland's many economic justice organizations.	Ongoing, 2015-23
			7.2.3 Facilitate a Community Solar Program		Ongoing, 2015-23

Housing Programs Progress Report - Government Code Section 65583		Status of Program Implementation	
Program Description	Name of Program	Action	Timeline
		7.2.4 Technical Assistance	Ongoing, 2015-23
		7.2.5 Promote Water Conservation and Efficiency	Ongoing, 2015-23
		7.3.1 Mixed Use Development Incentives	Ongoing, 2015-23
Policy 7.3: Encourage Development that reduces Carbon Emissions		7.3.2 Transit-Oriented Development	2014-2018
		7.3.3 Implement SB 375 provisions, direct new housing to be built in Priority Development Areas	Ongoing, 2015-23
		7.3.4 Integrate Land Use and Transportation Planning in Major Residential Projects	Ongoing, 2015-23
		7.3.5 Encourage New Housing at a Range of Prices	Ongoing, 2015-23
Policy 7.4: Minimize Environmental Impacts from New Housing		7.4.1 Compact Building Design	Ongoing, 2015-23
		7.4.2 Waste Reduction	Ongoing, 2015-23
		7.4.3 Foster Healthy Indoor Air Quality	Ongoing, 2015-23

The City continues to collaborate with East Bay Energy Watch (EBEW) and the Bay Area Regional Energy Network (BayREN), working directly with program implementers and PG&E to enhance local program delivery, and participating on the EBEW Strategic Advisory Committee. Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through both programs. EBEW's Direct Installation and technical assistance programs facilitate cost-effective lighting and other efficiency improvements for retail and small businesses in Oakland, offering expert advice and coordinating retrofit implementation. BayREN is a collaborative among the nine Bay Area Counties, PG&E, and the Association of Bay Area Governments, delivering innovative and targeted energy efficiency services such as Advanced Home Upgrade and the Bay Area Multifamily Building Enhancements (BAMBE) program. The City works directly with California Youth Energy Services (CYES) each year to ensure that Oakland youth can access the program and reap the benefits of vocational building energy training, and to ensure that at least 200 Oakland homes receive energy efficiency and conservation measures through the program each summer. The City encourages residents and businesses to participate in energy efficiency programs offered through EBEW, PG&E, BayREN, and other special opportunities. Additionally, the City's Green Building Ordinance, combined with new requirements in the State building code, require stringent energy efficiency requirements in all new construction. The City's Green Building Resource Center continues to provide information to Oaklanders and other interested parties, with both literature and in-person consultations available at 250 Frank Ogawa Plaza.

Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through EBMUD and Slopwaste, as well as EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.

With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in recently adopted Specific Plan areas (Broadway Valdez and Lake Merritt BART), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are considered an incentive for the construction of new housing. The current Specific Plan, "Plan Downtown," continued its public meetings in 2017, and has an anticipated adoption date of 2020. The Plan Downtown EIR analysis is projected to begin in December 2018.

Construction is underway in 2017 in the S-15 transit oriented development (TOD) zone "Coliseum Crossings," 110 units of mixed-income housing at the Coliseum BART station; Phase 5 of "MacArthur Station" at the BART parking lot, a 250-foot tall building with 402 market-rate and affordable residential units. (in 2016, "Mura" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units). A ground breaking is scheduled in 2018 for "Casa Arabella," a 94-unit building at Fruitvale BART, being built by the Unity Council (82 units are affordable to very low income families). The City previously adopted revisions to the transportation analysis using Vehicle Miles Traveled, instead of Level of Service, as directed AB 743 (see Action 1.1.3).

The City adopted new Priority Development Area (PDA) boundaries in December 2015. There are now 8 adopted PDAs in Oakland. The City continues to direct new housing to be built in PDAs.

In 2017, the City continued to use revised Standard Conditions of Approval, which requires a greenhouse gas (GHG) reduction plan for projects which create a net increase in GHG emissions.

In 2017, this program continues to be implemented.

This design standard is recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: <http://www2.oaklandnet.com/oaeca1/groups/cecd/documents/aganda/06082015.pdf>

The City continues to meet with applicants to advise on the space allocated in buildings and on grounds. For 2017, the City applied its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.

Program Description		Housing Programs Progress Report - Government Code Section 65583		Status of Program Implementation	
Name of Program	Action	Timeframe			
	7.4.4 Recycled, Reclaimed or Renewable content of Building Materials	Ongoing, 2015-23			In 2017, the City continued to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multi-family housing, through the application of the Green Point Rated and the LEED for Homes checklists.
	7.4.5 Re-Use and Rehabilitation of Historic Materials	Ongoing, 2015-23			In 2017, the City continued to encourage re-use and rehabilitation of historic buildings and materials. Policies 3.5 and 7 of the Historic Preservation Element requires that an applicant seeking demolition of a historic structure offer buildings for relocation at a low, or nominal fee, prior to demolition.
	7.4.6 Encourage Food Production in Open Space Areas	Ongoing, 2015-23			In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.
Policy 7.5: Promote Household Health and Wellness by Conducting Health Impact Assessments	7.5.1 Climate Change and the Planning process	Ongoing, 2015-23			In 2016, the City released its 216-2021 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released "Resilient Oakland", a "playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group, the final report was issued in Fall, 2017. See: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak068799.pdf
	7.5.2 Climate Adaptation Strategies	Ongoing, 2015-23			Through an effort led by Sustainability (Environmental Services), the City of Oakland's primary roadmap for sustainability and climate action is now available in a revised and updated form. In 2017-18, City staff worked across multiple departments and with green business groups, social justice organizations, and environmental stakeholders to update the Energy and Climate Action Plan (ECAP), originally approved by City Council in 2012. The timeframe and greenhouse gas reduction goals are unchanged. The revised document reflects actions that have been completed or are fully underway, re-prioritized actions, updated cost estimates, and the most recent greenhouse gas emissions inventory. The Sustainability team completed the updated greenhouse gas (GHG) emissions inventory, in April 2016. Adaptation and Resiliency constitute one section of the ECAP, and were part of the review.

ATTACHMENT B. 2017 Building permits issued for multi-family market rate units

<u>APN</u>	<u>Address</u>	<u>Units</u>
012 102501300	539 39TH ST	287
008 062200105	447 17TH ST	254
018 0465014000/ 18 046501300	250 9TH AVE	241
001 016100100	150 4TH ST	238
008 066800400/ 008 066800907	2315 VALDEZ ST / 2330 Webster	198
008 062500201	1889 HARRISON ST	224
008 062501401	330 17TH ST	206
001 014300700	378 EMBARCADERO WEST	134
009 070401200	3000 BROADWAY	127
041 416603102	805 71st AVE	55
009 068506901	2820 BROADWAY	103
009 068302101	471 26TH ST	97
012 102501100/ 012 102501000/ 012 102501001	540 39TH ST	96
001 016100707	155 4TH ST	92
007 058902900	2850 HANNAH ST	90
009 068800101	411 29TH ST	83
007 059301901	3250 HOLLIS ST; #Bldg 1	82
003 006101100	1801 JEFFERSON ST	80
008 064701300	570 21ST ST	78
008 062600601	1815 ALICE ST	74
009 068600300	2855 BROADWAY	68

ATTACHMENT B. 2017 Building permits issued for multi-family market rate units

<u>APN</u>	<u>Address</u>	<u>Units</u>
013 115001701	4700 TELEGRAPH AVE	48
012 100000701	4045 BROADWAY	47
007 059301901	3250 HOLLIS ST, #Bldg 2	42
001 020302800	718 CLAY ST	24
008 066300600	674 23RD ST	24
012 100500501/ 012 100500701	364 40TH ST	24
007 055201000	1680 14th Street	24
010 078000800	580 GRAND AVE	20
012 101101802	490 40TH ST	19
001 014900402	335 3RD ST	18
016 145900300	6105 SAN PABLO AVE	15
006 002900700	1321 PULLMAN WY, #BLD4	11
006 002900700	1343 PULLMAN WY, #BLD3	11
006 002900700	1365 PULLMAN WY, #BLD2	11
005 043001304	2221 Myrtle ST, #Bldg 2	11
005 043001304	2382 Filbert ST, #Bldg 6	10
022 032502601	951 24th ST, #Bldg 7	10

ATTACHMENT B. 2017 Building permits issued for multi-family market rate units

<u>APN</u>	<u>Address</u>	<u>Units</u>
012 102102101	981 41ST ST, UNITs 108-117 / 989 41st st	10
012 102102101	985 41ST ST, UNIT 136-144	9
007 059800801	3253 ETTIE ST	9
009 070001600	2970 SUMMIT ST	9
012 102102101	971 41ST ST, UNITs 118-126	9
012 102102101	975 41ST ST, UNITs 127-135	9
005 043001304	113 Uptown Circle, #Bldg 12	9
005 043001304	146 Uptown Circle, #Bldg 10	9
005 043001304	164 Uptown Circle, #Bldg 11	9
005 043001304	2260 Filbert ST, #Bldg 4	9
005 043001304	2350 Filbert ST, #Bldg 5	9
005 043101503	911 Edy LN, #Bldg 13	9
005 043101503	912 Edy LN, #Bldg 14	9
005 043001304	131 Uptown Circle, #Bldg 9	8
006 002900700	1307 PULLMAN WY, #BLD5	7
006 002900700	1387 PULLMAN WY, #BLD1	7

ATTACHMENT B. 2017 Building permits issued for multi-family market rate units

<u>APN</u>	<u>Address</u>	<u>Units</u>
012 102102101	4080 LINDEN ST, UNITs 101-107	7
001 014700800	410 Webster ST	7
005 043001304	181 Uptown Circle, #Bldg 3	7
037A316614000	6737 SKYVIEW DR, #Bldg. 7	6
005 043001304	2241 Myrtle ST, #Bldg 1	6
005 043001304	2301 Myrtle ST, #Bldg 8	6
005 043101503	947 Edy LN, #Bldg 15	6
022 030500200	605 E 23RD ST	5
005 046500200	1081 32ND ST	5