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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Michele Byrd
Director, HCDD

SUBJECT: Housing Element Annual Progress
Report for Calendar Year 2016

DATE: April 27 2017

City Administrator Approval

Date:

5/11/17

RECOMMENDATION

Staff Recommends That The City Council Conduct A Public Hearing to review and accept the City of Oakland's Housing Element Annual Progress Report for Calendar Year 2016.

EXECUTIVE SUMMARY

Pursuant to State law, the City of Oakland has prepared a progress report on implementation of housing-related programs and policies contained in the 2015-2023 Housing Element for the calendar year 2016. This is the second 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.

BACKGROUND / LEGISLATIVE HISTORY

California Government Code Section 65400 requires the City of Oakland to prepare and submit an annual report to the California Department of Housing and Community Development (HCD) by April 1 on progress made by the City on policies adopted in the City's Housing Element. The Housing Element 2016 Annual Progress Report (APR), submitted to HCD on March 31, 2017, reflects the second year of reporting on progress to meet the production targets and policies within the 2015-2023 Housing Element. In accordance with Policy Action 6.5.1 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 within 30 days of its submittal to the State of California. On April 19, 2017, the Oakland City Planning Commission held a public hearing to review this Annual Progress Report.

The Housing Element 2016 APR accounts for new housing production during the year (including affordable units) quantified by building permits issued (i.e. building starts), as well as progress on implementing housing-related programs and policies contained in the 2015-2023 Housing Element. A summary of notable progress during 2016 follows in the Analysis and Policy Alternatives section.

The following highlights the major accomplishments, both in terms of production of housing and progress on City programs and policies, for the calendar year 2016. **Attachment A** contains the

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complete Housing Element 2016 Annual Progress Report, which can also be found at the City's webpage:

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

In 2016, the City made important progress towards enabling new housing to be constructed and existing housing to be preserved, including:

- Issuing building permits for 2,121 new housing units, with expected construction in 2016 or 2017;
- Adopting and implementing an Affordable Housing Impact Fee for new market-rate housing development;
- Reducing parking requirements to facilitate more affordable housing production;
- Amending zoning regulations to encourage construction of secondary units;
- Amending the Planning Code to allow transitional and supportive housing in all zones, without additional restrictions;
- Adopting and implementing a moratorium on the conversion, demolition, and rehabilitation of Single Room Occupancy (SRO) residential hotels, while beginning an update of the zoning code to better protect these residential hotel units for Oakland's most vulnerable residents; and
- Releasing *Oakland at Home*, a set of policy recommendations to implement *A Roadmap Toward Equity*.

At the April 19, 2017 Oakland City Planning Commission public hearing, City staff responded to various questions regarding housing in the City. Following is a brief summary of recommendations or questions raised at the meeting followed by a response if available:

- Recommendation to track the Housing Impact Fee adopted in 2016 and make projections of anticipated annual fees collected and deposited into the Affordable Housing Trust Fund;
- Recommendation to track OHA's capital investments into affordable housing development including the number of vouchers committed to those projects.
- What is the City's policy response to the December 2016 Ghost Ship Fire?
- Request for a map of residential building starts by construction type for 2016. (See **Attachment B**.)
- Are there any instances when a residential development pulled a building permit but didn't complete construction?
 - In the last 10 years of tracking housing production, there are only two instances where this happened with large residential housing developments. The first is the "Domain" residential development in downtown Oakland THAT originally secured planning approvals in 2004 and soon after pulled their buildings permits. The building sat half built until 2010 when an investor purchased it and proceeded to finish construction. Building permits were finalized in early 2012. The second is

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the Red Star development in West Oakland that burnt down in 2012 and has not since re-started construction.

- Request for a report on Measure KK housing development uses in future APRs.
- Why were there no moderate-income housing units constructed?
 - Housing units for very low-, low- and moderate-income units must demonstrate how the affordability will be maintained by either 1) affirming that the jurisdiction subsidized and regulated the housing unit, or 2) documenting in a study of how the lower-income housing units (either rental or for sale) are affordable without a subsidy. In the recent past the City's Housing and Community Development Department has not subsidized/regulated any moderate income housing units. Moderate income housing developments are not competitive with the existing subsidies available. In the distant past the City's HCDD supported Habitat for Humanity affordable homeownership developments as they have strong fundraising capacity to make some moderate income homeownership units available in their development program. The City has not opted to pursue a study of how some market rate units might be affordable to moderate income households.

ANALYSIS AND POLICY ALTERNATIVES

The City of Oakland made steady progress on housing production in 2016 and made significant progress on implementing housing-related policies. In 2016, the highlights of new building permits issued included, 1,877 market-rate units that were in 30 multifamily developments (buildings with five units or more), 39 market-rate units in 18 developments with less than four units, and one affordable housing project: Civic Center 14 TOD with 40 housing units including 39 targeted to low-, very low- and extremely low-income households and one market rate unit for an on-site manager. The City issued building permits for a total of 2,121 housing units in calendar year 2016.

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

Every jurisdiction in California is required to provide sufficient land appropriate for housing 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 in **Table A**.

Table A. Oakland Regional Housing Needs Allocation (RHNA) Progress 2015 & 2016

Income Level	RHNA 2015-2023	Building Permits issued in 2015	Building Permits issued in 2016	Total remaining for 2015-2023 RHNA	Average # of units needed annually to meet 2015-2023 RHNA (approx.)	% of average annual RHNA met by # of 2016 permits
Extremely-low	1,029	22	12	995	130	9.2%
Very-low	1,030	77	14	939	130	10.8%
Low	2,075	30	13	2,032	260	5.0%
Moderate	2,815	0	0	2,815	350	0.0%
Total Affordable	6,949	129	39	6,781	870	4.5%
Above-Moderate	7,816	642	2,082	5,092	975	213.5%
Totals	14,765	771	2,121	11,873	1,845	115.0%

Source: Building Permits Issued, Accela, March 2016 & 2017; Oakland Housing and Community Development, March 2017

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**. 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

Major Multifamily Developments Issued Building Permits

The majority of the units issued building permits in 2016 were for large multifamily housing projects. **Table C**, identifies the major multifamily developments, both affordable (subsidized to be affordable to residents with low and moderate incomes) and market-rate:

Table C is a list of housing developments with more than 10 units for which the City issued building permits in 2016. See **Attachment B** for a map of multifamily housing developments that have had building permits issued in 2016.

Table C: Major Multifamily Housing Projects Issued Building Permits in 2016

Site	Units	Opportunity Site (Housing Element Table C-6)	Notes
Affordable Housing			
Civic Center 14 TOD, 632 14th St.	40	–	Affordable housing project (total units include manager's unit)
Market Rate			
3073 Broadway	423	PPDA-138	Mixed-use residential and retail
325 27th St.	255	PPDA-131	Mixed-use residential and retail
2450 Valdez	225	PPDA-130 B-L	Seven stories over parking
2302 Valdez	196	–	Six stories, residential over 31,272 SF commercial
4901 Broadway	126	Table C-5	Mixed-use building with 7,418 SF commercial
2935 Telegraph	66	MA-100	Phase 1 of 3, apartments with parking and retail
459 23rd St.	65	–	Mixed-use residential and retail
2990 Glascock St.	63	–	53 condominiums and 10 work/live units
459 8th St.	50	DJL 30 & A-C	Five stories, residential over 5,000 SF commercial
2935 Telegraph	48	MA-100	Phase 2 of 3, apartments with parking and retail
2935 Telegraph	48	MA-100	Phase 3 of 3, apartments with parking and retail
4801 Shattuck	44	–	Factory-built, five-story apartment building
317 Lester	41	–	Five-story apartment building
3014 Chapman	41	–	Apartments and work/live units
956 63 rd St.	28	–	Apartments and work/live units
4435 Piedmont	25	–	Mixed-use, residential over one commercial unit
514 7 th St.	24	–	Five-story mixed-use
1431 Center	19	–	Conversion of existing warehouse to 13 live/work spaces and 6 new residential units
1752 14th St, Bldg. 10	17	–	Three-story condominium
1511 Prescott St., Bldg. 8	13	–	Mixed use building with 5 commercial units

Residential Units Completed

Several projects received occupancy permits in 2016, for a total of 479 new residential units. This includes 79 single-family homes and 14 secondary units. Most of the new completed units were built in large multifamily developments. These large developments are shown in **Table D**. See **Attachment C** for a map of multifamily housing developments that were completed in 2016.

Table D. Major Multifamily Housing Projects Completed in 2016

Site	Units	Opportunity Site (Housing Element Table C-6)	Notes
Affordable Housing Projects			
1701 Martin Luther King Jr. Way	26	Table C-3	Special needs housing.
AveVista Apartments 460 Grand Ave.	68	–	Regulated affordable family apartments.
Mural Apartments 3838 Turquoise Way (formerly 515 Apgar St.)	90	–	Regulated affordable family apartments at the MacArthur BART Station.
Prosperity Place 1110 Jackson Street	71	Table C-3	Regulated affordable family apartments.
Sub-total Affordable Housing	255		Includes one manager's unit per development, which is considered "above market rate."
Market Rate Housing Projects			
Hive Oakland 2335 Broadway	105	Table C-2	Four-story apartment building
The Nook 2425 Valdez St.	71	Table C-2	Micro-living quarters
Phoenix Commons 340 29th Ave.	41	–	Senior housing
9839 & 9849 MacArthur Blvd.	10	–	Townhomes
Sub-total Market Rate Housing	227		

Source: Final Building Permits Issued, Accela, March 2017

In addition, one affordable housing rehabilitation project was completed in calendar year 2016, with 32 units at Madrone Apartments.

Residential Units that Received Zoning Approvals

In 2016, Zoning approvals were issued for 2,308 new units, including 119 secondary units. **Table E** shows the larger multifamily housing projects that received planning and zoning approvals, or “entitlements,” in 2016. 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 2017. See **Attachment D** for a map of multifamily housing developments that have been approved (received entitlements) in 2016.

Table E. Major Multifamily Housing Projects Approved in 2016

Site	Units	Notes
1708 Wood St.	128	Townhouse-style condominiums
277 27 th St.	450	18-story residential tower above retail
301 12 th St.	416	Two seven-story buildings, residential above retail, across Harrison
301 19 th St.	224	Seven-story residential above retail
2855 Broadway	218	Two seven-story buildings, residential above retail; historic auto showroom will be incorporated
1524 M.L. King Jr. Way	140	Seven-story residential
377 2 nd St.	134	Seven-story residential over commercial
3000 Broadway	127	Residential over retail; preserving historic facades
532 Union St.	110	Residential over retail
401 29th St.	83	Four-story condominiums over commercial
1680 14 th St.	26	Residential including two affordable units
605 9 th St.	25	Eight-story residential building
5325 San Pablo Ave.	18	Five-story residential over retail

Source: 2016 Zoning Approvals, Accela, March 2017

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 2016, 90 below-market rate units were completed at the “Mural” development at MacArthur Station.

Major Multifamily Developments Issued Building Permits January-March 2017

Table F identifies the major multifamily developments (developments with more than 5 units) for which the City issued building permits in the first quarter of 2017. Note that there were only market rate units and no affordable housing developments that secured building permits during this time period.

Table F: Major Multifamily Housing Projects Issued Building Permits-Q1 2017

Site	Units	Opportunity Site (Housing Element Table C-6)
Affordable Housing		
None		
Market Rate		
364 40 th Street	24	-
250 17 th Street	74	-
155 4 th Street	92	-
150 4 th Street	338	-
4045 Broadway	47	MA-107
2302 Edy Lane	6	-
2301 Myrtle Street	6	-
2241 Myrtle Street	6	-
973 Uptown Circle S.	7	-
410 Webster Street	7	-
2303 Uptown Circle E.	8	-
911 Edy Lane	9	-
912 Edy Lane	9	-
2350 Filbert ST, #Bldg 5	9	-
2231 Uptown Circle E.	9	-
2352 Uptown Circle W.	9	-
2262 Uptown Circle W.	9	-
2260 Filbert Street	9	-
989 41 st Street	10	-
951 24 th Street	10	-
2382 Filbert Street	10	-
2221 Myrtle Street	11	-
6105 San Pablo Avenue	15	-
3250 Hollis Street	42	-
3250 Hollis Street	82	-
330 17 th Street	206	-
449 17 th Street	254	-

Following are highlights from the City's 2016 Housing Activities and Policy Accomplishments:

- *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 housing affordable to residents with low and moderate incomes. As recommended in the Housing Element 2015-2023 and noted in the Mayor's Housing Cabinet report, Oakland at Home, developers have the choice of producing

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affordable units in new projects as an alternative to paying the impact fee.

In order to solicit feedback from a variety of different stakeholders concerning how the City could adopt an economically viable set of impact fees, the City presented the impact fee study to a range of public and stakeholder groups and consulted with a Stakeholder Working Group, consisting of City staff and an ad-hoc panel of technical experts representing a cross section of stakeholder interests. Fees became effective on September 1, 2016; and are collected in two different installments: 50 percent due prior to Building Permit issuance and the other 50 percent due prior to the issuance of a temporary certificate of occupancy or certificate of occupancy, whichever occurs first. In late 2017, Strategic Planning staff will report to City Council on the impact fees collected in the fiscal year of July 1, 2016 – June 30, 2017.

- *Secondary Units (Policy 1.4)*

In February 2016, the Oakland City Council adopted revised Secondary Unit regulations (Ordinance No. 13357 C.M.S.) 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. Changes included reduced parking requirements in areas where public transit is accessible. In the nine months of 2016 after the City's revised Secondary Unit regulations became effective, the City issued planning approvals for 111 new Secondary Units (compared with only 26 in the preceding nine months). Oakland was at the forefront of changing its Secondary Unit regulations in California. In the time since the City revised its regulations, new State law has led to additional changes and Oakland is presently conforming its ordinance to the State law.

- *Parking Requirement Reductions (Action 3.2.3)*

The City adopted new parking standards in 2016 (Ordinance No. 13393 C.M.S.) that eliminate parking requirements in the Central Business District, and create innovative parking reduction methods in other parts of the city. Because parking requirements can increase the cost of housing production, sometimes beyond financial feasibility, these reductions will facilitate the development of new housing throughout the City, but particularly in downtown and along motor transit corridors.

- *Tenant Relocation Payments Update (Actions 4.4.1 and 5.4.1)*

In March 2016, an ordinance to amend the City's Ellis Act ordinance was adopted (Ordinance No. 13358 C.M.S.). Oakland's Municipal Code (OMC) Chapter 8.22.450 was amended to include the following changes: (1) extend relocation payments to all households regardless of income; (2) set the base amount of relocation payment at \$6,500 per unit for studios/one bedroom units, \$8,000 per unit for two-bedroom units, and \$9,875 per unit for units with three or more bedrooms; (3) require an additional payment of \$2,500 per unit for units with tenants who are seniors, disabled, low-income, and/or families with minor children; and (4) require that half of the payment be made when the termination notice is given and the other half of the payment made upon the tenant's move out.

Additionally, in January 2017, the City's Code Enforcement Relocation Program was updated to match the above noted relocation payments and eligibility definitions specifically for tenants displaced for code compliance repairs (Ordinance No. 13416 C.M.S.).

Additionally, this amendment enhanced the penalty provisions and remedies for violation of OMC Chapter 15.60.

- *SRO Ordinance Changes, Advocacy and Moratorium (Action 5.4.1)*

A 2015 study conducted by the City's Housing and Community Development Department showed that many of Oakland's SRO residential hotels, which provide affordable housing – both subsidized and naturally occurring – to some of the City's most vulnerable residents, are at risk of being lost. In fall of 2016, Council adopted four separate resolutions: 1) directing staff to investigate ways to preserve the supply of SRO units (Resolution No. 86408 C.M.S.); 2) encouraging State legislators to expand Ellis Act exemptions for SROs to include Oakland (Resolution No. 86641 C.M.S.); 3) adopting a temporary moratorium on the conversion, demolition, and substantial repair or rehabilitation of SRO hotels and units (Ordinance No. 13410 C.M.S.); and 4) extending the temporary moratorium through December 2018 (Ordinance No. 13415 C.M.S.). Staff has formed an interdepartmental working group, met with affordable housing advocates, and researched best practices from other communities for preserving SROs with the intention of updating the existing SRO preservation ordinance during the moratorium period to strengthen protections for not only existing occupants/tenants but also residential units themselves. In the update, City staff will ensure that the relocation fees will reflect those in the City's Ellis Act ordinance, OMC Chapter 8.22.450(A). Concurrently, Assembly Member Rob Bonta has introduced Assembly Bill 423 to amend the Ellis Act to exempt Oakland's SRO tenants from evictions under the Ellis Act. The Council has expressed support for AB 423 (Resolution No. 86620 C.M.S.).

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

Oakland's Infrastructure Bond 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. During the first three years, the top spending priorities for housing will be on acquisition and rehabilitation for existing buildings. 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.

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

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 of 2018" (SB 3: Beall) 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, Bonta, Kalra) 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 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 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, Real Estate Division. The City owns approximately 1,250 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 25 properties or site assemblies for future development under the LRPMP 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-vetted developers of which there are 5 properties (with a 6th property that has some characteristics of both a DDA and ENA);
- (3) Twelve properties that are slated for Requests for Proposals (RFPs); and
- (4) Four properties that have been developed with no plans for additional development of those sites.

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).

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

In 2016, there were two new affordable housing rental developments that began construction: 94th & International (59 units) and Civic Center 14 TOD (40 units, one of which is an above moderate income manager's unit). There were four affordable housing rental development construction completions in calendar year 2016: 1701 Martin Luther King Jr. Way (26 units), AveVista Apartments (68 units), Mural Apartments at the MacArthur BART station (90 units), and Prosperity Place (71 units). There was one rehabilitation project that completed in calendar year 2016: Madrone Apartments (32 Units). Due to low funds, for the first time in over a decade, the City's Housing and Community Development Department did not release its annual Notice of Funding Availability (NOFA). Last year's report on the 2015 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:

Table F. Oakland Affordable Housing Funds Issued/Available 2010-2017

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

¹ See NOFA Housing Policy Recommendations agenda report dated 3/2/16 and Supplemental dated 3/30/16. These went to the Community and Economic Development Committee on 4/12/16.

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).

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

- *Jobs/Housing Impact Fee (Action 2.7.1)*
In fiscal years 2013-14 and 2015-16: \$396,645 has been collected in Jobs/Housing Impact Fees. No fees were collected in FY 2014-15.
- *Supportive and Transitional Housing (Action 3.1.2)*
In February 2016, the City adopted Planning Code amendments to fully comply with California Government Code Section 65583(a)(5), and allow transitional and supportive housing in all zones, not subject to any restrictions not imposed on similar dwelling types in the same zones (Ordinance No. 13357 C.M.S.).
- *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 2016, there were no state or other sources offering grants for first time home buyer activities that the City was eligible to apply for. The City's Mortgage Assistance Program (MAP) had very limited funds and guideline changes in 2016. Both of these factors limited the number of applications the City's program could accept. Of the 11 first time homebuyer purchases assisted by City financing (using MAP and SAM), buyers were able to leverage funds as follows:
 - Private bank lending of \$2,637,698,
 - Down-payment funds from individual homebuyers in the amount of \$124,802,
 - Closing Cost funds from individual homebuyers in the amount of \$161,195,
 - Federal Home Loan Bank subsidy loan (WISH, IDEA) funds in the amount of \$15,000,
 - Mortgage Credit Certificates were issued on 6 homes to assist the purchase and defray the payment on \$1,494,796 worth of mortgages in the City of Oakland.
- *Housing Assistance Center (Action 6.1.4)*
In FY 2015-16, the Housing Assistance Center served approximately 4,061 vulnerable Oakland residents including:
 - 2,551 referrals to the Rent Adjustment Program
 - 145 referrals to Centro Legal de La Raza for tenants
 - 116 referrals to Housing and Economic Rights Advocates (HERA) for homeowners at-risk of losing their home
 - 55 referrals to North County Coordinated Access System for Literally Homeless Families
 - 41 referrals to the Oakland Housing Authority
 - 23 referrals to the City's Residential Lending
 - 9 referrals to the City's Code Enforcement
 - 4 referrals to the City's First-time homebuyer program
 - 3 referrals for relocation assistance
 - Direct services to 1,114 individuals through Housing Resource Center counsel, advocacy or resources
- *Oakland At Home*
In 2016, the Oakland Housing Cabinet released Oakland at Home, a set of policy

recommendations for implementing A Roadmap Toward Equity⁶. Although Oakland at Home contains many policy recommendations that overlap with the Housing Element, it is a separate process and document, and is not reported on through the Housing Element Annual Progress Report.

Items that are being tracked or developed through the implementation of Oakland at Home include a Rent Adjustment Program (RAP) fee increase and website redesign; creation of a proactive rental inspection program; consideration of short-term residential rental legislation; investigating options to master lease residential hotels; identifying buildings for homeless shelters; coordination with Alameda County to fund projects through the housing bond; and development of a public land policy (related to Housing Element Action 2.7.3).

Challenges and Expectations for 2017

One of Oakland's greatest housing challenges is the construction of affordable housing. In Oakland nearly three times (2.75) as many housing units were built in 2016 as during the previous year. This housing helps meet Oakland's housing need, which occurs at all income levels, and reduces price pressure on existing, affordable units. However, the majority of these units are market-rate units, and this growth in market-rate housing construction was not accompanied by similar growth in the construction of units that are affordable to households earning moderate or below-moderate incomes; construction of these units dropped by 70 percent, with only one new affordable project built in 2016.

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 2017. Additional challenges expected for 2017 include:

- *Devaluation and volatility of the Low Income Housing Tax Credit*

A report by Alameda County Housing and Community Development Department to the Board of Supervisors aptly describes the current crisis with regard to the main source of financing for new rental affordable housing development:

As a result of statements made by President(-elect) Trump and a bill currently before Congress, reductions in corporate tax rates are expected and the market for Low Income Housing Tax Credits (LIHTC) has already been suddenly and significantly impacted. Lowered corporate tax rates would 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 is therefore 'self-correcting' in anticipation of a corporate tax rate decrease.⁷

⁶ See: <http://www2.oaklandnet.com/w/OAK057411>

⁷ Alameda County Board of Supervisors Meeting Agenda Report, Exhibit B, January 23, 2017.

- *HUD Budget Cuts*

The President released his federal budget framework in March 2017 and among many cuts to domestic programs proposed a 13% cut to the Department of Housing and Urban Development (HUD) budget. There will be significant debate in developing the FY 2018 budget and it is expected that HUD funding will be significantly impacted. In a commentary by Matt Schwartz of California Housing Partnership Corporation dated March 21, 2017, he identified the Budget Control Act of 2011 as a major obstacle to carrying out such an extreme budget proposal. The proposed cuts to the HUD budget, unfortunately, are in alignment with a general downward trend in CDBG and HOME funding over the past several years.

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 a number of 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.

FISCAL IMPACT

The only fiscal impact of the Housing Element 2016 APR is the staff time dedicated to produce this report that was submitted to the California Department of Housing and Community Development (CA HCD), the production of a staff report presented to the Planning Commission, and this agenda report presented to Community and Economic Development Committee. Note that CA HCD incentivizes and rewards local governments that have adopted compliant and effective housing elements. There are several housing and community development and infrastructure funding programs that include Housing Element compliance as a rating and ranking or threshold requirement.

PUBLIC OUTREACH / INTEREST

As noted earlier in this report the Housing Element 2016 APR submitted to HCD on March 31, 2017, reflects the second year of reporting on progress to meet the production targets and policies within the 2015-2023 Housing Element. A new policy in the 2015-2023 Housing Element was Policy Action 6.5.1, which states that the City will conduct public hearings before the City's Planning Commission and City Council to review and consider the Annual Progress Report. By adopting this policy, the City is providing a forum for public comment on the City's progress in addressing its housing needs. On April 19, 2017, the City of Oakland Planning Commission held a public hearing on the Annual Progress Report.

COORDINATION

Staff from the City's Housing and Community Development Department and the Bureau of Planning coordinated to complete the Housing Element 2016 APR. Additionally, staff from both departments worked closely to write the Staff Report to the April 19th Planning Commission hearing and this Agenda report.

SUSTAINABLE OPPORTUNITIES

Economic: There are no economic opportunities associated with this report.

Environmental: There are no environmental opportunities associated with this report.

Social Equity: There are significant social equity opportunities which are addressed through the City's continued action on the policies of the Housing Element, and from the City's funding of housing for residents in all income levels.

CEQA

Consideration of the 2016 Annual Progress Report does not constitute a project under the California Environmental Quality Act (CEQA). For the adoption of the 2015-2023 Housing Element, the City adopted a CEQA Addendum to evaluate the potential impacts, and found that no further or additional CEQA review was required.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council conduct a public hearing to review and accept the City of Oakland's Housing Element Annual Progress Report for calendar year 2016.

For questions regarding this report, please contact Maryann Sargent, Housing Development Coordinator, at 510-238-6170.

Respectfully submitted,



MICHELE BYRD
Director,
Housing & Community Development
Department

Prepared by:
Maryann Sargent,
Housing Development Coordinator
Housing Policy & Programs

Attachments (4):

- (A) Housing Element 2016 Annual Progress Report
- (B) Map: Multi-family Housing Developments: Building Permits Issued in 2016
- (C) Map: Multi-family Housing Developments: Projects Completed in 2016
- (D) Map: Multi-family Housing Developments: Projects Approved in 2016

Item: _____
CED Committee
May 23, 2017

Attachment A
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OFFICE OF THE CITY CLERK
OAKLAND

2017 MAY 12 AM 9:14

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction OAKLAND
Reporting Period 01/01/2016 - 12/31/2016

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

Attachment A

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

Jurisdiction OAKLAND
 Reporting Period 01/01/2016 - 12/31/2016

Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Civic Center 14 TOD 632 14th Street	5+	Renter	26	13	0	1	40	40	Low Income Housing Tax Credits, Local Housing Trust Funds, Transit Oriented Development Program, Infill Infrastructure Grant, Affordable Housing and Sustainable		

										Communitie s		
(9) Total of Moderate and Above Moderate from Table A3				0	2082							
(10) Total by Income Table A/A3		26	13	0	2082							
(11) Total Extremely Low-Income Units*		12										

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND

Reporting Period 01/01/2016 - 12/31/2016

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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

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

* Note: This field is voluntary

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

Jurisdiction OAKLAND
 Reporting Period 01/01/2016 - 12/31/2016

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	0
No. of Units Permitted for Above Moderate	135	39	1877	30	0	2081	0

* Note: This field is voluntary

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

Jurisdiction OAKLAND
 Reporting Period 01/01/2016 - 12/31/2016

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.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	2059	98	26	0	0	0	0	0	0	124	1935	
	Non-Restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	2075	30	13	0	0	0	0	0	0	43	2032	
	Non-Restricted		0	0	0	0	0	0	0	0			
Moderate		2815	0	0	0	0	0	0	0	0	0	2815	
Above Moderate		7816	643	2082	0	0	0	0	0	-	2725	5091	
Total RHNA by COG. Enter allocation number:		14765											
Total Units ▶▶▶			771	2121	0	0	0	0	0	0	2892	11873	
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 01/01/2016 - 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.3.4 Scattered-site Single Family Acquisition and Rehabilitation Program	City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Start-up funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).	Program implementation beginning 2014-15	See policy 2.2.4.
4.3.5 Continuing Implementation of Mills Act Contracts	The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through property tax reductions, as authorized by State law.	Ongoing, 2015-2023	There were three new contracts executed in 2016 in West Oakland. These contracts brings the total number of Mills Act Contracts to 44 Citywide.
4.3.6 Rehabilitating Public Housing	Focus investment of Oakland Housing	Ongoing,	No significant rehabilitation of public housing buildings occurred in FY 2016.

	Authority's Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods and communities surrounding the housing.	2015-2023	OHA is planning on restoration of two public housing properties that are designated for senior citizens in FY 2017-2019.
4.3.7 Proactive Rental Inspection Policy	Develop new policy to require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.	Program implementation beginning 2014-15	In 2016, the City of Oakland completed the Safe Housing Inspection Pilot Program (SHIP) proactively inspecting approximately 1,200 rental units in 140 buildings. Inspections focused on buildings that met the R2 building classification, three or fewer stories and six or more units. Units were inspected by the Oakland Fire Department for fire and life safety and if potential building code violations were seen in plain view a referral was made to the Building Department for a follow-up code inspection. In addition to SHIP, the City of Oakland recently completed an informational report to City Council analyzing the potential for a Proactive Rental Inspection pilot program concentrating on areas of the City that pose the highest risk for childhood lead poisoning.
4.3.8 Mitigate Loss of Units Demolished by Public or Private Actions	Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."	Program implementation beginning 2015	This regulation, located in the Planning Code Section 17.102.230, was not changed in 2016.
4.3.9 Seismic Safety Retrofit Policy	Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.	Program implementation beginning 2015	The City received competitive grant funds from FEMA to launch two seismic retrofit grant programs, the Earthquake-Safe Homes Program for 1-4 unit owner-occupied homes and Safer Housing for Oakland Program for "soft story" rental multi-family buildings of 5 or more units. The City completed the program design phase and began preliminary community outreach in 2016, collecting surveys from over 700 interested property owners.
1.1.4 International Blvd Community Revitalization Without Displacement Incentive	An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations, private	Policy development starting 2014-15	Oakland Sustainable Neighborhood Initiative (OSNI) engaged in its third and final year with the State Department of Conservation Grant for promoting socioeconomic equity on International Blvd Corridor. Along with OSNI collaborative partners and Community Planning Leaders the following

	<p>industry and other partners to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to prevent the displacement of long-time residents and small businesses. Key parts from the City's award-winning International Boulevard Transit Oriented Development Plan will be implemented.</p>		<p>successful outcomes were achieved in 2016:</p> <ul style="list-style-type: none"> - Continued with monthly coordinating meetings to collaborate on projects, outreach and International Blvd. BRT updates; -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; -Developed best practice policy recommendations regarding economic development; -Developed best practice policy recommendations regarding housing issues (Housing Equity Roadmap); -Submitted HUD Promise Zone (PZ) application that was not awarded but Oakland was identified as a "Finalist;" Finalists will be notified about relevant funding opportunities and/or technical assistance that becomes available; HUD has also stated that it will work with Finalists in their Community Needs Assessment Initiative to help advance priority projects identified in Oakland's PZ application; -Supported HOPE Collaborative with implementation of specific segment of the Elmhurst Healthy Neighborhood Plan developed through a community process; -Cosponsored webinar, "Advancing Equity in Community Planning: Lessons from OSNI"; -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. <p>OSNI has successfully completed the goals as stated in the City's grant with the State.</p>
<p>1.1.5 Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA</p>	<p>Micro-living quarters are defined in the Oakland Planning Code as a multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits. Currently, these facilities may only be located in the Broadway Valdez</p>	<p>2015-2017</p>	<p>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 July 2019.</p>

	Commercial Zone, D-BV-2 and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.		
1.2.1 Land Inventory (Opportunity Sites)	Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.	Post to City's website within 90 days of adoption and final certification of HE	The Land Inventory is posted to the City's website, http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364 .
1.3.1 Broadway Valdez Specific Plan (BVSP)	Track progress on the approval and completion of the 1,800 housing units included in the development program for the Broadway Valdez Specific Plan (BVSP).	1/21/2023	There are a total of 3,025 housing units in various stages of completion within the Broadway Valdez District Specific Plan. Built = 268 housing units; Under Construction = 1,102 housing units; Building Permit Filed = 1,034 housing units; Approved, but no building permits = 223 housing units; Applied for, but not approved = 398 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: http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/s/Plans/index.htm
1.3.2 Lake Merritt Station Area Plan (LMSAP)	Track progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP).	1/21/2023	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map for LMSAP" at: http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/s/Plans/index.htm
1.3.4 Coliseum Area Specific Plan (CASP)	Track progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	1/21/2023	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/o/PBN/OurOrganization/PlanningZoning/s/Plans/index.htm
1.3.5 Central Estuary Area Plan (CEAP)	Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).	1/21/2023	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://arcg.is/2oajDXy . A new multi family market rate development at 2985 Ford Street was approved for 53 condominium units, and 10 live/work commercial units.
4.4.1 Consider Developing a Standard City Tenant	The City has a number of ordinances that	FY 2014-15	In March 2016 an ordinance to amend the City's Ellis Act ordinance was

<p>Relocation Policy and Fund City Program Operations</p>	<p>have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.</p>		<p>adopted. Oakland's municipal code chapter 8.22.450 was amended to include the following changes: (1) extend relocation payments to all households regardless of income; (2) set the base amount of relocation payment at \$6,500 per studio/one bedroom units, \$8,000 per two-bedroom units, and \$9,875 per three or more bedroom units; (3) require an additional payment of \$2,500 per unit for units with tenants who are seniors, disabled, low-income, or families with minor children; and (4) require that half of the payment be made when the termination notice is given and the other half of the payment made upon the tenant's move out.</p> <p>Additionally, in January 2017 the City's Code Enforcement Relocation Program was updated to match the above noted relocation payments and eligibility definitions specifically for tenants displaced for code compliance repairs. Additionally this amendment enhanced the penalty provisions and remedies for violation of O.M.C. CHAPTER 15.60.</p> <p>As noted in Policy 5.4.1 below, in December 2016 the Oakland City Council passed a moratorium on the demolition or conversion of SRO units in the City. Further in January 2017 that moratorium was extended to December 2018. In the update to reflect these changes in O.M.C., City staff will ensure that the relocation fees will reflect those in chapter 8.22.450(A).</p>
<p>1.3.6 Promote new housing opportunities in the Estuary Area</p>	<p>With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth), new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former industrial uses predominated.</p>	<p>1/21/2023</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>Parcel B is 241 units of market rate housing; it was entitled in 2016, and applied for a building permit in 2016.</p>
<p>1.4.1 Secondary Unit -Parking Solutions</p>	<p>Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more</p>	<p>2014-2016</p>	<p>In 2016, Oakland adopted revised Secondary Unit regulations, effective in March 2016, to reduce the regulatory barriers to the development of Secondary Units, including eliminating parking requirements in areas where</p>

	secondary units as part of a Planning Code update of the City's parking regulations. Explore the option of eliminating the existing requirement for a separate non-tandem parking space.		public transit is accessible.
1.4.2 Secondary Unit -Setback Solutions	Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.	2014-2016	In 2016, Oakland adopted revised Secondary Unit regulations, effective in March 2016, to reduce the regulatory barriers to the development of Secondary Units, including reducing setback requirements for Secondary Units. Although these reduced setbacks were nullified by a change in State law on January 1, 2017, Strategic Planning has introduced new regulations that would restore them. Planning Commission has reviewed and forwarded these regulations to City Council for adoption.
1.5.1 Factory Built Housing	Continue to implement City-adopted regulations that allow manufactured housing in single-family residential districts.	1/21/2023	The City continues to permit manufactured housing designed to meet California Building Code, in single family residential districts.
1.6.1 Live/Work Conversions	Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	1/21/2023	The City continues to permit live/work conversions.
1.7.1 Accommodate 14,765 New Housing Units	Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least 14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very low-, low-, and moderate-income households.	1/21/2023	In addition to housing developments which are under construction, approved, or in pre-approval, the Housing Element identified sites with the capacity and the regulatory program to allow more units than the Regional Housing Needs Allocation for Oakland. See Table B for details on building starts in calendar year 2016.
2.1.1 New Construction and Substantial Rehabilitation Housing Development Program	Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are	1/21/2023	There were two new affordable housing rental developments that began construction in calendar year 2016: 94th & International (59 units) and Civic Center 14 TOD (40 units). There were three affordable housing rental development construction completions in calendar year 2016: 1701 Martin Luther King Jr. Way (26 units), Mural Apartments at the MacArthur BART

	used to further policy objectives.		station (90 units), and 11th & Jackson (71 units). There was one rehabilitation project that completed in calendar year 2016: Madrone Apartments (32 Units).
2.1.2 Housing Predevelopment Loan and Grant Program	Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.	1/21/2023	In Calendar year 2016, the City of Oakland received two applications for predevelopment loans; One loan was approved and the other is pending approval. For the predevelopment loan that was approved, it has not closed and there have been no funds drawn. No previously awarded predevelopment loan have been repaid.
2.1.3 Utilize Public Housing Resources for New Development	Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work voucher flexibilities toward the development of new affordable housing for extremely low-, very low-, low-, and moderate income households.	1/21/2023	No public housing resources were utilized for new development activities. See comments below for non-public housing development activities.
2.2.1 First Time Homebuyer Programs	Continue to operate a First Time Homebuyer Program as funding is available (either through State funding or through program-related income).	Ongoing, 2015-2023	In calendar year 2016 the City Assisted 12 households to purchase their first home. Of the 12 households assisted, there was 1 household that purchased the final affordable housing unit in the Oakland Community Land Trust HUD-Neighborhood Stabilization Program foreclosed housing rehabilitation project. Of the other 11 households assisted, all received deferred payment loans issued by the City. Assistance loans included 10 buyers receiving Mortgage Assistance Program (MAP) assistance loans totaling \$560,000, and one buyer receiving \$60,000 of homebuyer assistance loans that were made up of two pots of money: \$35,498 of MAP and the remaining \$24,502 of remaining Shared Appreciation Mortgage (SAM) funding (program income from a State of California, Housing and Community Development Department Local Housing Trust Fund Grant).
2.2.2 Scattered-Site Single Family Acquisition and Rehabilitation Program	City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Start-up funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland	Program implementation beginning 2014-15	See policy 2.2.4.

	residents (see also Action 4.3.4).		
2.2.3 Foreclosure Mitigation Pilot Loan Program	<p>Given that the City's foreclosure crisis is currently impacting long-time Oakland homeowners, the City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose of vacant properties to result in new affordable homeownership opportunities.</p>	<p>Program implementation beginning 2014-15</p>	<p>In 2016, the City continued funding Housing and Economic Rights Advocates to provide free legal services to low- and moderate-income homeowners, borrowers, and homebuyers to support sustainable homeownership and housing stability. In 2016, HERA served 95 households with homeowner and foreclosure prevention counseling, 1 household with homebuyer counseling, and 48 households with credit/debt counseling. HERA also held multiple workshops throughout Oakland related to sustainable homeownership, credit/debt repair and restoration, and home preservation for seniors. There is no update on the distressed notes program.</p>
2.2.4 Community Buying Program	<p>The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the city would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational capacity, including possibly local community land trusts. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as</p>	<p>Program implementation beginning 2014-15</p>	<p>The Oakland Community Buying Program's Administrator, Hello Housing, is in process to purchase the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.</p>

	housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National Community Stabilization Trust's First Look program.		
2.2.5 Home Preservation Loan Program	The Home Preservation Loan Fund Program will provide up to \$50,000 in forgivable loan funds for distressed homeowners.	Program implementation beginning 2014-15	in 2016, the Home Preservation Loan Fund, now administered by Housing and Economic Rights Advocates, provided financial assistance to 4 Oakland homeowner households to avoid foreclosure or other home loss and stay in their homes.
2.3.1 Density Bonus Ordinance	<p>Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for projects that provide at least:</p> <ol style="list-style-type: none"> 1. Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or 2. Five percent (5%) of the total Dwelling Units of a Residential Housing Development for Very Low Income Households; or 3. A Senior Citizen Housing Development; or 4. Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the development are offered to the public for purchase. 	Ongoing, 2015-2023	<p>Several developers indicated an interest in potentially using the state-authorized Density Bonus program in 2016.</p> <p>One developer received Planning approvals for a development incorporating a Density Bonus:</p> <ul style="list-style-type: none"> ↳ 5110 Telegraph Avenue was approved as a mixed-used Density Bonus Project by the Planning Commission on 6/1/16. ↳ Seventeen (17) of the 204 units were approved as BMR units for very low income residents. ↳ The BMR units are likely to be rental units but owner may apply for a condo map. ↳ Commencement of construction anticipated Spring 2017.
2.4.1 Community Land Trust Program	Continue support of existing Community Land Trust Programs. Support expansion of land trusts if land values make it financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.	Ongoing support and expansion of Land Trust as funds are available	The City and Oakland Community Land Trust have sold the last remaining home acquired and rehabilitated as part of the initial pilot program funded under NSP-1. The City will explore other opportunities and continued partnership with the Oakland Community Land Trust.
2.4.2 Resale Controls	Continue to utilize financing agreements for City-assisted ownership development	Ongoing, 2015-2023	In calendar year 2016 the City Assisted one household that purchased the final affordable housing unit in Oakland Community Land Trust's project "OakCLT

	projects to ensure that units remain permanently affordable through covenants running with the land.		NSP Rehabilitated Housing". In 2016, a buyer was identified for the last affordable housing unit at Sausal Creek (a homeownership project developed by East Bay Asian Local Development Corporation) however the sale did not close until Feb 2017.
2.5.1 Housing Development Program	Provide financial assistance to developers of housing for seniors and persons with special needs.	Ongoing, 2015-2023	<p>In the two new affordable housing rental developments that began construction in calendar year 2016, special needs units were included 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).</p> <p>In the two new affordable housing rental developments that completed construction in calendar year 2016, special needs units were included the following housing developments: all 26 housing units in 1701 Martin Luther King Jr. Way are designated for special needs with 15 units targeted for those who where were formerly homeless and there are 8 HOPWA housing units in the 11th & Jackson (out of a total 71 units).</p>
2.5.2 Housing For Persons With HIV/AIDS	Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.	Ongoing, 2015-2023	In fiscal year 2015-16, the HOPWA (Housing Opportunities for Persons with AIDS) program provided housing assistance to more than 161 persons living with HIV/AIDS and their families utilizing the housing first model. One hundred persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 411 households for HIV/AIDS housing and other services. 244 persons living with HIV/AIDS received supportive services. Twelve new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 101 units.
2.5.3 Accessible Units in New Federally-Assisted Housing	All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.	Ongoing, 2015-2023	There were a total of 9 units that were constructed in Federally-Assisted Housing developments that completed in the Housing Element 2016 program year: in the 1701 Martin Luther King Jr. Way housing development there were 3 accessible housing units; in the Prosperity Place housing development (aka 11th and Jackson) there were 6 accessing housing units.
2.6.1 Housing Development Program	Provide points in competitive funding	Ongoing,	Construction Starts (2 New): 94th & International has 18 3-bedroom units,

	<p>allocations for projects that include a higher proportion of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.</p>	2015-2023	<p>Civic Center TOD has 16 3-bedroom units; Construction Complete (2New); Mural Apartments has 36 3-bedroom units; 11th & Jackson 25 3-bedroom units.</p>
2.7.1 Jobs/Housing Impact Fee	<p>Continue to implement the City's existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.</p>	Ongoing, 2015-2023	<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 April 2017.</p>
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	<p>The City is committed to equitable development Citywide, with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities.</p> <p>The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments.</p> <p>Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing</p>	Ongoing, 2015-2023	<p>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.</p>

	in Oakland.		
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")	<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.</p>	Beginning in 2015 and ongoing, 2015-23	<p>The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-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 2016 once the City's FY 2015-16 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 April 2017.</p>
2.7.3 Sale of City-Owned Property for Housing	<p>Solicit Requests for Proposals (RFPs) from interested developers to construct housing on City-owned sites. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et</p>	Ongoing, 2015-2023	<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>[This status report was too long and appeared to cause an error]</p>

	<p>seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.</p>		
2.8.1 Expansion of Section 8 Vouchers	<p>Work with the Oakland Housing Authority to obtain additional funding from the federal government for more Section 8 rental assistance for very low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.</p>	Ongoing, 2015-2023	<p>Section 8 will not be expand without additional funding from the Federal Government, that has not occurred, nor is any funding anticipated in the foreseeable future.</p>
2.8.2 City of Oakland Rental Assistance Program	<p>Support a continued partnership between the City of Oakland and a non-profit agency to provide up to \$5,000 in rental assistance grants to distressed tenants impacted by the foreclosure crisis.</p>	Ongoing as funds are available, 2015-23	<p>The Oakland Tenant Rescue Fund has provided rental assistance to 68 low-income tenant households impacted by foreclosure-related housing issues from April 2014 to March 2016. This program was concluded in FY 2015-16 due to lack of funds.</p>
2.9.1 Provide outreach programs to those who are homeless or in danger of becoming homeless	<p>The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are</p>	Ongoing, 2015-2023	<p>The City of Oakland's Homeless Mobile Outreach Program is operated by the agency Operation Dignity (OD). OD serves homeless persons living in encampments, in individual sites or in groups, offers harm reduction services including food and survival supplies, outreach and resource referrals, and housing focused case management. Outreach is an access point to the City's housing and service resources (shelter, transitional housing, rapid re-housing and supportive housing) for the unsheltered homeless to attain more stable living situations. In FY 2015-16, OD handed out over 28,000 units of harm reduction which includes but is not limited to: blankets, hygiene kits, food, water, and coats (Not that this number does not reflect the total number of individuals they engaged; 2 units of service are supplies), 586 clients were entered into HMIS, and an estimated 1000 total unduplicated individuals were served.</p>

	funded through City's PATH Strategy to end homelessness.		
2.9.2 Support programs that help prevent renters from becoming homeless.	<p>The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness.</p> <p>The City will investigate the possibility of establishing a funding source for an expanded rapid rehousing program both as a means to keep individuals and families at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness; this could include short term and medium term rental subsidies.</p>	Ongoing, 2015-2023	In FY 2015-16 the City did not provide any specific homelessness prevention funding. However, 122 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 are housed through the Shelter plus Care Program.
2.9.3 Provide shelter programs to the homeless and special needs populations	<p>The City will continue to fund programs that are in line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.</p>	Ongoing, 2015-2023	In FY 2015-16, the City funded 59,237 year-round shelter bed nights to 513 unduplicated homeless clients providing . The year round shelter beds are operated by East Oakland Community Project's Crossroads shelter which is low barrier emergency housing shelter that can serve up to 145 individuals a night including 'pods' for 5 families, 10 beds and services for medical respite clients, accommodations for disabled persons, and single adults. In FY 2015-16 499 individuals engaged in supportive services including individualized case management, housing counseling, information and referral services group counseling, vocational and employment related services. 151 individuals participated in 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 2015-16, 41% (170/410) of the people exiting crossroads shelter went into permanent housing, 11% (44/410) of the people exiting crossroads shelter exited with employment income (i.e. they had found a job providing self-sufficiency).
2.9.4 Provide transitional housing programs to those	The City will continue to fund and support	Ongoing,	In FY 2015-16, 361 households or 455 individuals, including single adults,

<p>who are ready to transition to independent living</p>	<p>as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining or returning to self-sufficiency.</p>	<p>2015-2023</p>	<p>youth and families received transitional housing and supportive services. Of those, 247 (77% 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 2015-16 was 8.9 months and the median length of stay was 7.9 months.</p>
<p>2.9.5 Support development of permanent housing affordable to extremely low income households</p>	<p>The City will continue to seek ways to provide permanent housing affordable to extremely low income households, by supporting funding from the state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. EveryOne Home represents an opportunity to coordinate actions and policies to benefit the extremely low income and homeless populations 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).</p>
<p>7.1.1 Promote Green Building Design for Private Development</p>	<p>Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as "green roofs", tree planting, open space devoted to food production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.</p>	<p>Ongoing, 2015-2023</p>	<p>In 2016, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: 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.</p>
<p>7.1.2 Green Building Standards</p>	<p>Continue to require all new residential construction, and single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family</p>	<p>Ongoing, 2015-2023</p>	<p>Green building standards are required for projects which meet the thresholds in the ordinance, in both the small project design review process, and at the regular design review applications (planning entitlements). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.</p>

	additions and alterations. Increase enforcement of green building and building energy codes.		
7.1.3 Require Green Building Design requirements for City-funded Development	All City-funded housing developments require certification under BuildItGreen.org's GreenPoint Rated or LEED certifications systems.	Ongoing, 2015-2023	The City adopted its Green Building ordinance in October 2010, and in 2016, continued to regularly apply it to multi-family affordable housing development. In the annual Notification of Funding Availability for Affordable Housing, new development and rehabilitation projects must meet a minimum threshold of attaining the minimum scores in each category set forth in their respective Green Point Checklists. Projects scoring higher in the Green Point Checklist evaluation are given preference in the NOFA scoring process.
7.2.1 Energy-Efficiency and Weatherization Programs	Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program, Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.	Ongoing, 2015-2023	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 2016 alone, served 329 single family Oakland homes, yielding savings of 100,529 therms and 126,545 kWh; the Bay Area Multifamily Building Enhancements Program (BAMBE), which completed construction and provided rebates for 79 Bay Area multifamily building projects totaling 4,027 residential units from the program's full launch in 2014 through January 2017, including 2,000 multifamily residential units in Oakland; and the Bay Area Multifamily Capital Advance Program, an innovative financing pilot for deep multifamily energy efficiency upgrades that launched its first three project 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.
1.3.3 West Oakland Specific Plan (WOSP)	Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	Ongoing, 2015-2023	As of 2016, the West Oakland Specific Plan area had 14 major projects approved, representing 812 units of housing entitled to move forward for building permits, with another two projects with 38 units under review. One 80-unit affordable senior apartment complex remains unbuilt after a fire mid-construction in 2012. On January 18, 2017, the City Planning Commission conducted a public hearing to consider various proposed amendments to the Oakland Planning Code intended to facilitate the construction of needed housing units, especially what is sometimes called "missing middle" housing - which is the broad spectrum of housing types between large-lot single-family homes and large-scale apartment buildings. In addition, amendments were proposed to the Zoning and Height Area Maps in West Oakland to encourage

			<p>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. On April 18, 2017, the West Oakland-focused zoning text and map changes will be considered for adoption by the City Council.</p>
6.1.1 Funding for Fair Housing Organizations	<p>Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.</p>	Ongoing, 2015-2023	<p>In 2016, the City extended for an additional year the FY 2013-15 contract that funded four organizations providing tenant/landlord counseling and fair housing services. This contract will be renegotiated for FY 2017-18.</p>
2.9.6 Coordinate actions and policies that affect the extremely low income population of Alameda County	<p>The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.</p>	Ongoing, 2015-2023	<p>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 Alameda County in the development of a Coordinated Entry System for homeless services. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. The U.S. Department of Housing and Urban Development (HUD) requires that every community operate a Coordinated Entry System (CES) that assesses and prioritizes people experiencing homelessness for programs and assistance within the region dedicated to meeting the needs of people experiencing homelessness, including emergency shelter, transitional housing, permanent supportive housing (PSH), rapid rehousing (RRH), and other interventions. The purpose of a coordinated entry system is to ensure that all people who are homeless or who are experiencing a housing crisis that is likely to lead to homelessness are quickly identified, assessed and connected to housing and other assistance based on their needs and the availability of resources. 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. Coordinated entry for all homeless populations should start implementation in July 2017. EveryOne Home represents an opportunity to coordinate actions and policies to benefit the extremely low income and homeless populations.</p>

			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	The City continues to advocate for an expansion of Federal funding for the Section 8 program <i>„Moving to Work“</i> , as implemented by the Housing Authority under the title <i>„Making Transitions Work“</i> Program (both with the same acronym MTW). The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons	Ongoing, 2015-2023	The City advocates for policies and funding to benefit the homeless and low income populations. Such work has resulted in access to project based vouchers to support persons served under the City's OPRI program (Oakland PATH Rehousing Initiative), 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.
2.9.8 Sponsor-based Housing Assistance Program	Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.	Ongoing, 2015-2023	This program remains underutilized due to the lack of available rental units in the private market. On average in OHA FY2016, the Sponsor Based Housing Assistance program served 110 families per month with little turnover and since inception has served 220 households. The capacity of the program during the FY2016 was 125 households.
2.10.1 Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty	In its annual competitions for the award of housing development funds, the City will give preference to projects in areas with low concentrations of poverty.	Ongoing, 2015-2023	In the City of Oakland's 2015-2016 NOFA round, two out of eight projects that applied qualified for points related to Geographic equity. These were the top scoring projects and both of these projects were awarded funds.
2.11.1 Oakland Resident and Worker Housing Preference Policy Resolution	Continue to give first preference to households with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length or residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if	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

	and to the extent that other funding sources for the housing project permit such a policy.		projects awarded funds after July 19, 2016 and was effective immediately for the First-Time Homebuyer Mortgage Assistance Program.
7.2.2 Alternative Energy Production	Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Assist the public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation projects. Continue to be a municipal policy leader by providing streamlined and advanced permitting processes, and by actively sharing Oakland's solar permitting Best Practices with others.	Ongoing, 2015-2023	More Oakland residents added solar to their homes in 2015 than in any previous year, with 827 new residential solar photovoltaic (PV) systems installed. Data from PG&E about solar in 2016 will be reported in the 2017 APR. The City now has more than 3,200 total solar PV sites, with 10,492 kW of installed solar capacity in the residential sector, as well as 13,986 kW in the commercial sector. These installations are generating more than 41 million kWh of electricity per year. 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) and Community Choice Aggregation (CCA). Oakland posted its solar permitting checklist online in late 2015, and formally consolidating the Building and Fire inspections for installed systems.
7.2.3 Facilitate a Community Solar Program	Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.	Ongoing, 2015-2023	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.
7.2.4 Technical Assistance	Continue to educate applicants and residents about the advantages of energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior	Ongoing, 2015-2023	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through EBEW and the BayREN programs. The City is currently collaborating 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

	levels of energy efficiency.		program delivery, and participates on the EBEW Strategic Advisory Committee. 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 collaboration 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 CYES each year to ensure that Oakland youth can access to 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.
7.2.5 Promote Water Conservation and Efficiency	Expand promotion of water conservation and efficiency practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage.	Ongoing, 2015-2023	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through EBMUD and Stopwaste, as well as EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.
7.3.1 Mixed Use Development Incentives	Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.	Ongoing, 2015-2023	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.
7.3.2 Transit-Oriented Development	Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance	2014-2017	The first phase of the most recent transit oriented development (TOD) in the city's TOD Zone (S-15) was completed in 2016: the "MacArthur Station" development at MacArthur BART station. 90 units of affordable housing built by BRIDGE opened 2016 ("Mural"). The remaining market-rate units (approximately 580) will be built in the years 2016-2021. The City adopted revisions to the transportation analysis using Vehicle Miles Travelled, instead of Level of Service, as directed AB 743 (see Action 1.1.3).

	criteria for associated miles traveled and transportation mode share.		
3.1.1 Allow Multifamily Housing	Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	Ongoing, 2015-2023	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.
3.2.3 Flexible Parking Standards	Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.	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.
7.3.3 Implement SB 375 provisions, direct new housing to be built in Priority Development Areas	Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority Development Areas. (See also Policy 1.1.)	Ongoing, 2015-2023	The City adopted new Priority Development Area (PDA) boundaries in December 2015. There are now 8 adopted PDAs in Oakland. The City continues to direct new housing to be built in PDAs.
7.3.4 Integrate Land Use and Transportation Planning in Major Residential Projects	Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and planning effort undertaken by the City.	Ongoing, 2015-2023	In 2016, 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.
7.3.5 Encourage New Housing at a Range of Prices	Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including preservation of existing affordability.	Ongoing, 2015-2023	In 2016, this program continues to be implemented.
7.4.1 Compact Building Design	Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate	Ongoing, 2015-2023	This design standard is recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak0426

	structured parking rather than surface parking, to preserve and encourage ground-level open space.		26.pdf
7.4.2 Waste Reduction	Continue to review and enforce adequate recycling allocation areas. Encourage, where feasible, multifamily developments to comply with the City's Zero Waste Plan.	Ongoing, 2015-2023	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds.
7.4.3 Foster Healthy Indoor Air Quality	Encourage, where feasible, the use of zero-VOC materials to improve indoor air quality (e.g., paints, adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).	Ongoing, 2015-2023	For 2016, 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.
7.4.4 Recycled, Reclaimed or Renewable content of Building Materials	Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Ongoing, 2015-2023	In 2016, 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	Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.	Ongoing, 2015-2023	In 2016, 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	Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles.	Ongoing, 2015-2023	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.
7.5.1 Climate Change and the Planning process	Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e.	Ongoing, 2015-2023	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

	emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate change. Consider design review requirements for buildings to improve climate resiliency.		report will be issued in 2017. See: www2.oaklandnet.com/w/OAK061006
7.5.2 Climate Adaptation Strategies	Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in the development of climate adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.	Ongoing, 2015-2023	Sustainability (Environmental Services) is updating the ECAP in 2017, with an administrative review and community outreach completed in 2016. The review is expected to be completed in Spring 2017. As part of this process, the Sustainability team completed an updated greenhouse gas (GHG) emissions inventory, published in April 2016. Staff is presenting the inventory's findings to the public as part of the ECAP community engagement process. The inventory and other information presented in community outreach meetings will include some content on local climate impacts. The community engagement process for the ECAP review will include direct community feedback and participation in realigning priorities within the ECAP, including determining City planning and funding priorities for achieving our 2020 GHG reduction target. The Adaptation and Resiliency constitute one section of the ECAP, and will be part of the review.
5.1.1 Monitoring and Preservation	Monitor the status of federally assisted projects to identify those at-risk of converting to market rate housing. Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.	Annual	There were no opt-outs in 2016.
5.1.2 Contact With Owners of At-Risk Buildings	Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.	Annual	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.

5.1.3 Financial Assistance for Preservation Projects		Ongoing, 2015-2023	There was no 2016-17 NOFA.
5.1.4 Project Based Section 8 Assistance	Award preference points under the City's Housing Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.	Ongoing, 2015-2023	See Section 3.4.2. above. The OHA issued RFP # 16- 008. The award of 490 PBVs to these projects will improve our Section 8 lease up rate, while also improving the long-term financial sustainability of each awarded project, reducing the existing families' rent burden, and preserving these units as affordable for extremely low and very low income Oakland families for the next 15 years. The award is conditioned upon the Projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS).
5.1.4 Project Based Section 8 Assistance	Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	Ongoing, 2015-2023	See Section 3.4.2. above. The OHA issued RFP # 16- 008. The award of 490 PBVs to these projects will improve our Section 8 lease up rate, while also improving the long-term financial sustainability of each awarded project, reducing the existing families' rent burden, and preserving these units as affordable for extremely low and very low income Oakland families for the next 15 years. The award is conditioned upon the Projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS).
5.1.5 Local Non-traditional Housing	Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of families served in local, non-traditional OHA programs.	Ongoing, 2015-2023	See Section 2.8.1 above. OHA issued RFP #16-011 authorizing the award of MTW Local Housing Assistance Program Operating Assistance to 289 service enriched existing housing units: 163 SROs, 105 transitional housing, and 21 shared housing units. All of these units will receive funding from the Local Housing Assistance Program. The operating subsidies provided will help stabilize and preserve the SRO, Shared and Transitional Housing units at these projects and help implement best practices in terms of supportive service delivery.
5.2.1 Advocacy for State and Federal Financing	Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.	Ongoing, 2015-2023	<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: Beall) will allow the State of California to place a \$3billion 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</p>

			<p>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 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.</p>
5.2.2 Funding for Capital Needs--Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings)	<p>Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing. The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG and HOME Funds.</p>	Ongoing, 2015-2023	<p>Oakland's Measure KKI-Bond 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. During the first three years, the top spending priorities for housing will be on acquisition and rehabilitation for existing buildings. Other eligible expenditures includes 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.</p> <p>In addition to I-Bond funds for preservation noted above, Alameda County Measure A-1 was an additional voter-approved initiative authorizing a \$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 home owners to remain safely in their homes.</p>
5.3.1 Rent Adjustment Ordinance	<p>Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.</p>	Ongoing, 2015-2023	<p>In 2016, the amendments to the Rent Adjustment Ordinance that capped rent increases at tenant percent further advanced the goal of the Ordinance to stabilize rents in Oakland.</p>
5.3.2 Just Cause for Eviction Ordinance	<p>Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits</p>	Ongoing, 2015-2023	<p>In 2016, the Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance. The Purpose of the Ordinance is to protect tenants against arbitrary, unreasonable, or retaliatory evictions.</p>

	evictions of residential tenants to specified causes and provides remedies.		
5.3.3 Ellis Act Protections Ordinance	Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code, §7060, et seq.).	Ongoing, 2015-2023	In 2016, the Rent Adjustment Program continued to enforce the Ellis Protections Ordinance. There was a significant increase in Ellis Act filings year-over-year in the last three years; in 2014 there were 4, in 2015 there were 17 and in 2016 there were 22 Ellis Act filings. In 2016 there were more filings than in any prior year since the enactment of the Ordinance.
5.4.1 Residential Hotel Conversion/Demolition Protections	Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Ongoing, 2015-2023	In fall of 2016, the Oakland City Council adopted four separate resolutions: 1) directing staff to investigate ways to preserve the supply of SRO units; 2) encouraging State legislators to expand Ellis Act exemptions for SROs to include Oakland; 3) issuing a moratorium on the conversion, demolition, and substantial repair or rehabilitation of SRO hotels and units; and 4) extending the moratorium for two years. Staff has formed an interdepartmental working group, met with affordable housing advocates, and researched best practices from other communities for preserving SROs with the intention of updating the Oakland Municipal code to preserve the City's existing SROs and their tenants. Concurrently, Assemblymember Rob Bonta has introduced Assembly Bill 423 to amend the Ellis Act to exempt Oakland's SRO tenants from evictions under the Ellis Act.
5.5.1 Residential Property Conversion Ordinance	Continue to require a Conditional Use Permit prior to converting a residential use to a non-residential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Ongoing, 2015-2023	Planning Code section 17.102.230 was not updated or changed in 2015.
5.6.1 Condominium Conversion Ordinance	The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and	FY 2014-15	No adjustments to this policy was considered by City Council in 2016.

	following appropriate public notice and debate.		
5.7.1 Rehabilitation of Public Housing Units	Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market rate properties surrounding them.	Ongoing, 2015-2023	No significant rehabilitation of public housing units occurred in FY 2016 other than routine maintenance of vacated units. OHA is planning on restoration of two public housing properties for senior citizens in FY 2017-2019.
6.1.2 Housing Search Assistance for People with Disabilities	Seek to provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.	Ongoing, 2015-2023	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 tenant/landlord counseling and fair housing services. Since there was no provider organization for housing search assistance for people with disabilities, there were no funds allocated for this program. A reevaluation of this program will be consider for FY 2017-18.
6.1.3 Affirmative Fair Marketing	Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.	Ongoing, 2015-2023	The 2015-2020 Analysis of Impediments for Fair Housing was completed in 2015. At the same time, the City rewrote its Affirmative Fair Marketing Procedures guidelines. All City-funded Housing Projects are required to submit marketing plans for review for compliance with the procedures.
6.1.4 Housing Assistance Center	Continue to support the Housing Assistance Centers' efforts to improve access to housing information and services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.	Ongoing, 2015-2023	In FY 2015-16 the Housing Assistance Center served approximately 4,061 vulnerable Oakland residents including: <ul style="list-style-type: none"> ↳ 2, 551 referrals to the Rent Adjustment Program ↳ 145 referrals to Centro Legal de La Raza for tenants ↳ 116 referrals to Housing and Economic Rights Advocates (HERA) for homeowners at-risk of losing their home ↳ 55 referrals to North County Coordinated Access System for Literally Homeless Families ↳ 41 referrals to the Oakland Housing Authority ↳ 23 referrals to the City's Residential Lending ↳ 9 referrals to the City's Code Enforcement ↳ 4 referrals to the City's First-time homebuyer program ↳ 3 referrals for relocation assistance ↳ Provided direct services to 1,114 individuals through Housing Resource Center counsel, advocacy or resources
6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies	The City's ADA Programs Division will continue to ensure that requirements for	Ongoing, 2015-2023	It is the policy of the City of Oakland to comply with the Americans with Disabilities Act and related state and federal laws protecting the civil rights of

	accessibility are met throughout the City's programs.		persons with disabilities in all of the City's programs, activities and services. This policy includes the making of reasonable program modifications whenever necessary to avoid discrimination on the basis of disability 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 2017-18.
6.2.2 Publicize and Implement Reasonable Accommodations Policy and Procedures	Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.	Ongoing, 2015-2023	<p>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: http://www2.oaklandnet.com/Government/o/PWA/o/EC/s/ADA/index.htm. 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>
1.1.1 Site Identification	Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/ Jack London Square Area, Fruitvale/Diamond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Ongoing, 2015-2023	Priority Development Area site inventories were not updated or changed in 2016. An update to the site inventories will likely be added to the Strategic Planning Division's workplan for 2018.

1.1.2 Expedited Review	Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.	1/21/2023	Senior Planners in the Bureau of Planning continue to process planning entitlement applications for larger developments in Downtown Oakland. In 2016, two new staff were added to the Bureau of Planning to help process entitlements more quickly.
1.1.3 Streamline Environmental Review	Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).	1/21/2023	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.
6.3.1 Regional Housing Needs Allocation	Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.	Ongoing, 2015-2023	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 ABAG that all jurisdictions in the Bay Area needed to build their fair share of housing at all income levels.
6.4.1 Community Credit Needs Assessment	Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.	Ongoing, 2015-2023	A policy update was not available as of 3/30/17. This will be added as soon as information becomes available.
6.4.2 Community Reinvestment Activities linked to Banking	Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.	Ongoing, 2015-2023	A policy update was not available as of 3/30/17. This will be added as soon as information becomes available.

<p>6.4.3 Community Outreach and Predatory Lending Controls</p>	<p>Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer information on how to avoid predatory lending. Outreach efforts by non-profit organizations will include door-to-door outreach and funding legal services on foreclosure counseling and prevention.</p>	<p>Ongoing, 2015-2023</p>	<p>A policy update was not available as of 3/30/17. This will be added as soon as information becomes available.</p>
<p>6.5.1 Housing Element Annual Progress Report</p>	<p>Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the 2015-2023 Housing Element (as required by state law). The City will also conduct annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post copies of the report on the City's website.</p>	<p>On an annual basis by April 1</p>	
<p>4.2.4 Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program</p>	<p>The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54) requires owners or the beneficiary and/or trustee pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement pro-actively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.</p>	<p>Ongoing, 2015-2023</p>	<p>Since the program was strengthened to include defaulted properties in the fall of 2012, about 3500 foreclosed or defaulted properties have been registered. There are approximately 550 active properties in the registry, 104 of which are bank-owned. There were 40 code enforcement cases opened for related properties in response to a complaint, 29 of which were abated by the lender who either owned the property or was responsible due to owner abandonment. Proactive spot inspections were conducted for 205 properties, which resulted in an additional 24 blight abatement cases. Revenue of \$140,000 in registration fees, \$116,000 in blight fines and enforcement costs, and \$45,000 in registration penalties was collected in 2016. Due to the decline in distressed properties and associated revenue, no funds were directed towards foreclosure outreach and prevention efforts for homeowners and tenants.</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 April 2017.</p>

4.2.5 Tax Default Properties Program	City staff will continue to work with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's right of first refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.	Ongoing, 2015-2023	See policy 2.2.4.
4.2.6 Investor-owned Property Registration, Inspection and Maintenance Program	The City of Oakland's Investor-owned Residential Property Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). . In order to address the decline of neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.	Ongoing, 2015-2023	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 and has facilitated the rehabilitation of 200 properties through enforcement of the registration and City inspection required by OMC 8.58. 150 new properties were registered in 2016 and 91 cases with identified violations were abated and closed. There were 12 cases closed after no violations were found. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell. Revenue of \$126,000 in registration fees and \$159,000 in fines and was collected in 2016.
4.3.1 Historic Residential Building Relocation	Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.	Ongoing, 2015-2023	Several houses were advertised for moving in 2016, but none were moved. At least three continue to be advertised.

4.3.2 Housing Repairs for Seniors and People with Disabilities	Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. City-wide services are contingent upon award of funding.		
4.3.3 Access Improvement Program	Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.	Ongoing, 2015-2023	The City will continue to provide Access Improvement grants to low and extremely low income Homeowners and tenants contingent of funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.
3.1.1 Allow Multifamily Housing	Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	Ongoing, 2015-2023	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	<p>Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. . The City of Oakland amended its Planning Code in July 2014 to comply with this provision. The City's Planning Code will be evaluated and amended as appropriate for consistency with these requirements.</p> <p>Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.103.015.</p>	December 2015, Ongoing 2015-2023	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	Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the	Ongoing, 2015-2023	In 2016, the Planning and Zoning Division continued to use standardized discretionary permit processes for design review of all new housing, including checklists and conditional use permit findings. 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

	City.		flexibility in the application of the Planning Code for individuals with a disability.
3.1.4 One-Stop Permit Process	Continue the one-stop permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.	Ongoing, 2015-2023	In 2016, this process continues to be implemented within the Bureau of Planning and Building.
3.1.5 Assign Priority to Affordable Housing	Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.	Ongoing, 2015-2023	In 2016, 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	Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.	Ongoing, 2015-2023	In 2016, Oakland uses CEQA exemptions for development projects, where appropriate. See detailed response in Action 1.1.3.
3.1.7 Secondary Units	Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.	Ongoing, 2015-2023	Council adopted revised Secondary Unit regulations, effective in March 2016, to 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. In the nine months of 2016 after the City's revised Secondary Unit regulations became effective, the City issued planning approvals for 111 new Secondary Units (compared with only 26 in the preceding nine months). Oakland was at the forefront of these changes in California; since the revised regulations were adopted, new State law has led to additional changes that will undergo public review in April 2017, including changes that further reduce processing time and fees for many secondary units.
3.2.1 Alternative Building Code Standards	Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to	Ongoing, 2015-2023	This program continues to be implemented.

	facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).		
3.2.2 Planned Unit Development Zoning	Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).	Ongoing, 2015-2023	This program continues to be implemented. There were no new Planned Unit Developments in 2016.
3.2.4 Reduced Open Space Requirements	Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	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 July 2019.
3.3.1 Project Review Process and Development Agreements	Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant on- and off-site environmental impacts.	Ongoing, 2015-2023	This program continues to be implemented. There were no new Development Agreements in 2016.
3.3.2 Development Fees	Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland. (See also Action 2.7.2.)	Ongoing, 2015-2023	On May 3, 2016, the City Council adopted both the Affordable Housing Impact Fees Ordinance and the Transportation and Capital Improvements Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees.
3.4.1 Multiple Agency Reviews	Continue to coordinate multiple agency reviews of residential development	Ongoing, 2015-2023	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

	proposals when more than one level of government is required for project review.		Request for Proposals during the calendar year.
3.4.2 Allocation of Project-based Section 8 Units	Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.	Ongoing, 2015-2023	As of December 2016, the Authority has 3,045 PBV units currently under Project Based Housing Assistance Payments (PBV) contracts, with 291 units that are either in development (under AHAP) or committed to projects with conditional PBV awards. With the award of 490 PBVs as a result of RFP #16-008 in December 2016, the grand total of Oakland Housing Authority PBV units is 3,826.
3.5.1 Access to Low-Cost Financing for Development	Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Policy 2.1.)	See Housing Programs Under Goal 2	In 2016, the City's Housing and Community Development Departments Housing Development Division did not have a competitive NOFA round therefore they did not award funding in this calendar year. 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	Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)	See Action 2.2.1	In calendar 2016 resolutions passed that formalized identification of an ongoing permanent source of funding for the City's Mortgage Assistance Program. In 2016, there were no state or other sources offering grants for first time home buyer activities that the City was eligible to apply for. The City's Mortgage Assistance Program (MAP) had very limited funds and guideline changes in 2016. Both of these factors limited the number of applications the City's program could accept. Of the 11 first time homebuyer purchases assisted by City (using MAP and SAM) financing, buyers were able to leverage funds as follows: <ul style="list-style-type: none"> ∩ Private bank lending of \$2,637,698, ∩ Down-payment funds from individual homebuyers in the amount of \$124,802, ∩ Closing Cost funds from individual homebuyers in the amount of \$161,195, ∩ Federal Home Loan Bank subsidy loan (WISH, IDEA) funds in the amount of \$15,000, ∩ Mortgage Credit Certificates were issued on 6 homes to assist the purchase and defray the payment on \$1,494,796 worth of mortgages in the City of Oakland.
3.6.1 Remediation of Soil Contamination	Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.	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.
3.7.1 Community Outreach Program	Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	Ongoing, 2015-2023	In October, 2016, City staff held two community meetings in West Oakland about potential zoning map changes which would facilitate new affordable housing; the first potential project is at a church on at Adeline, between 18-19th Streets, the second is a site on San Pablo at 33rd Street; these mapping changes are being presented to Planning Commission in January, 2017, and to the Council in April. Several meetings were held in 2016 with a focus on affordable housing during the first year and a half of the Downtown Oakland Specific Plan process.
4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing	Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using the following programs: <ul style="list-style-type: none"> ¿ HMIP Deferred Loan Program ¿ Alameda County Minor Home Repair Grant Program ¿ Emergency Home Repair Program ¿ Lead Hazard Control and Paint Program ¿ Neighborhood Housing Rehabilitation Program ¿ Access Improvement Program ¿ Weatherization and Energy Retrofit Loan Program 	Ongoing, 2015-2023	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, though existing Rehabilitation Programs.
4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	Use the City¿s HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.	Ongoing, 2015-2023	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, though existing Rehabilitation Programs.
4.2.1 Anti-Blight Programs	Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.	Ongoing, 2015-2023	In 2016, Neighborhood Preservation Division responded to 2,393 neighbor complaints of property maintenance and blighted properties.
4.2.2 Housing Code Enforcement	Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with	Ongoing, 2015-2023	In 2016, Neighborhood Preservation Division responded to approximately 2,078 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law).

	<p>additional actions. The City may correct deficiencies itself and then place a lien against the property for the cost of the repairs.</p>		
<p>4.2.3 Problem Properties Program</p>	<p>City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.</p>	<p>Ongoing, 2015-2023</p>	<p>In 2016, the City abated 56 properties for property and building maintenance issues.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

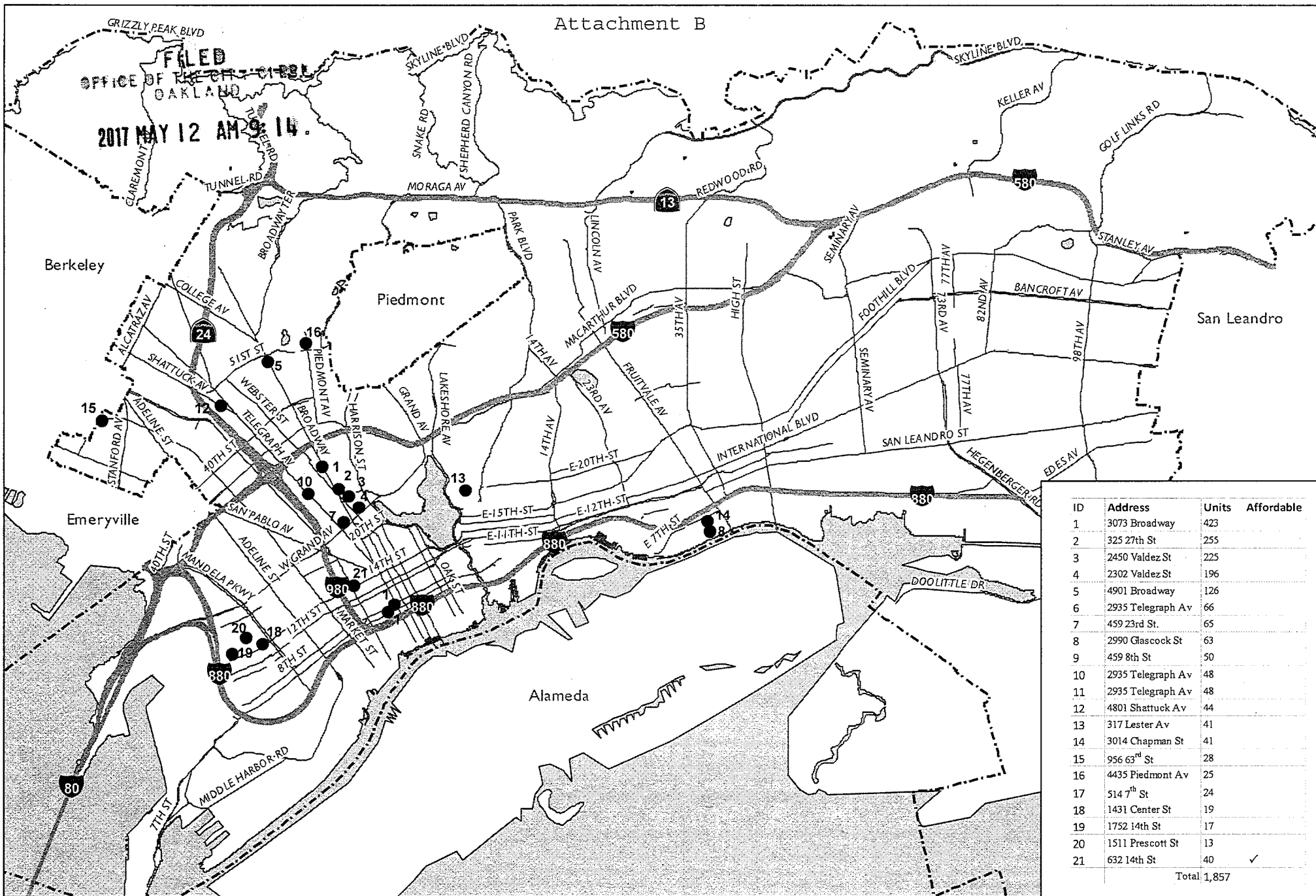
(CCR Title 25 §6202)

Jurisdiction OAKLAND
Reporting Period 01/01/2016 - 12/31/2016

General Comments:

Oakland Housing Authority Development Activities: In FY2016, OHA completed construction and lease up of AveVista, placing 68 new units in service. AveVista is located in a high opportunity, economically vibrant location affording the families access to thriving mixed income communities, close to downtown Oakland, public transportation and many other amenities. OHA has 465 units in pre-development for the Brooklyn Basin development in partnership with the City of Oakland and Mid-Penn Housing Construction. Construction continued on 94th and International with 59 units of family housing, and 11th and Jackson with 71 units of family and special needs housing. An additional 59 units were rehabilitated in OHA's existing project based Section 8 portfolio.

Attachment A

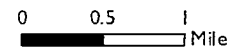


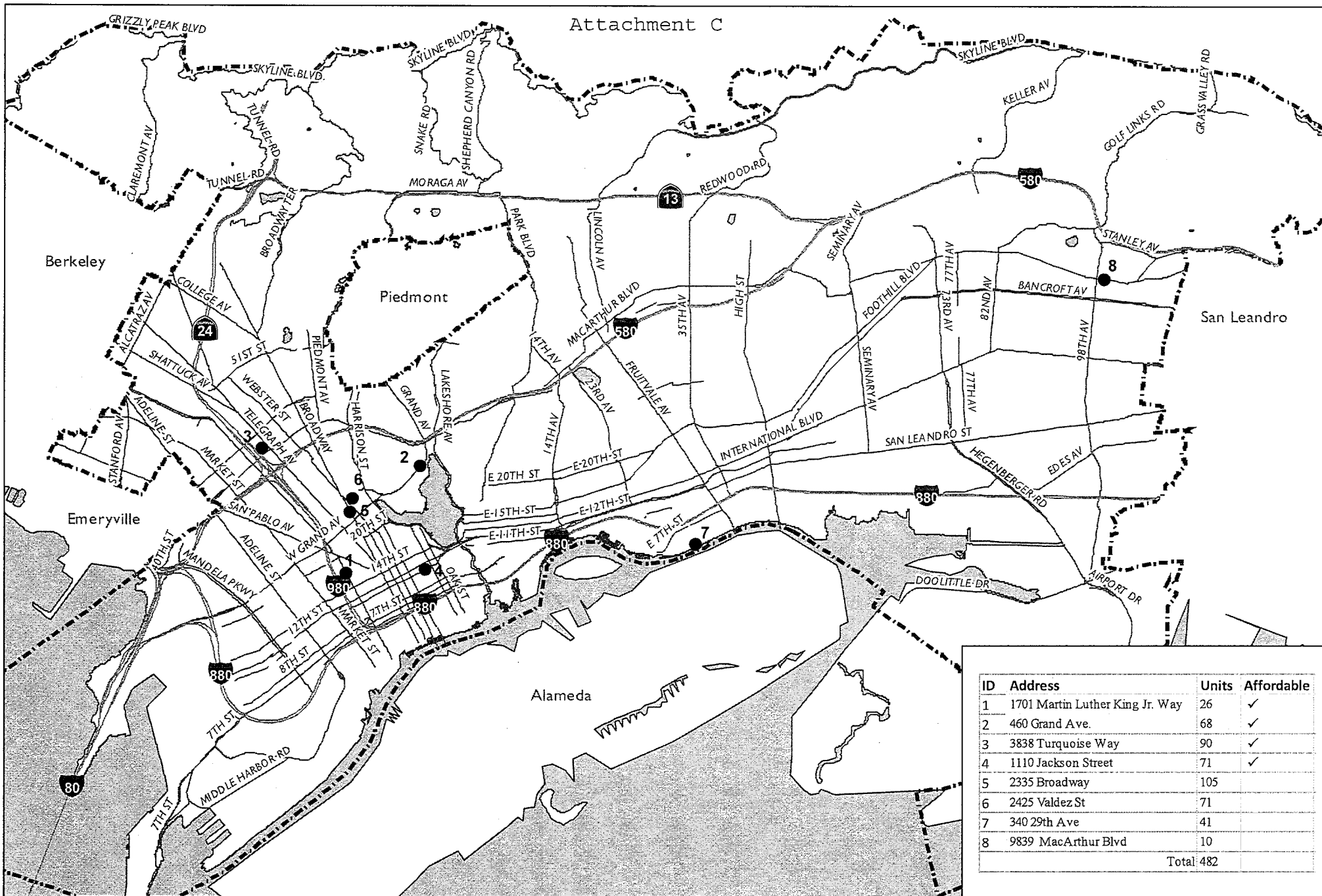
ID	Address	Units	Affordable
1	3073 Broadway	423	
2	325 27th St	255	
3	2450 Valdez St	225	
4	2302 Valdez St	196	
5	4901 Broadway	126	
6	2935 Telegraph Av	66	
7	459 23rd St.	65	
8	2990 Glascock St	63	
9	459 8th St	50	
10	2935 Telegraph Av	48	
11	2935 Telegraph Av	48	
12	4801 Shattuck Av	44	
13	317 Lester Av	41	
14	3014 Chapman St	41	
15	956 63 rd St	28	
16	4435 Piedmont Av	25	
17	514 7 th St	24	
18	1431 Center St	19	
19	1752 14th St	17	
20	1511 Prescott St	13	
21	632 14th St	40	✓
		Total 1,857	



Major Multifamily Housing Projects Issued Building Permits 2016

Planning and Building Department
May 2017

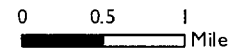




ID	Address	Units	Affordable
1	1701 Martin Luther King Jr. Way	26	✓
2	460 Grand Ave.	68	✓
3	3838 Turquoise Way	90	✓
4	1110 Jackson Street	71	✓
5	2335 Broadway	105	
6	2425 Valdez St	71	
7	340 29th Ave	41	
8	9839 MacArthur Blvd	10	
Total:		482	

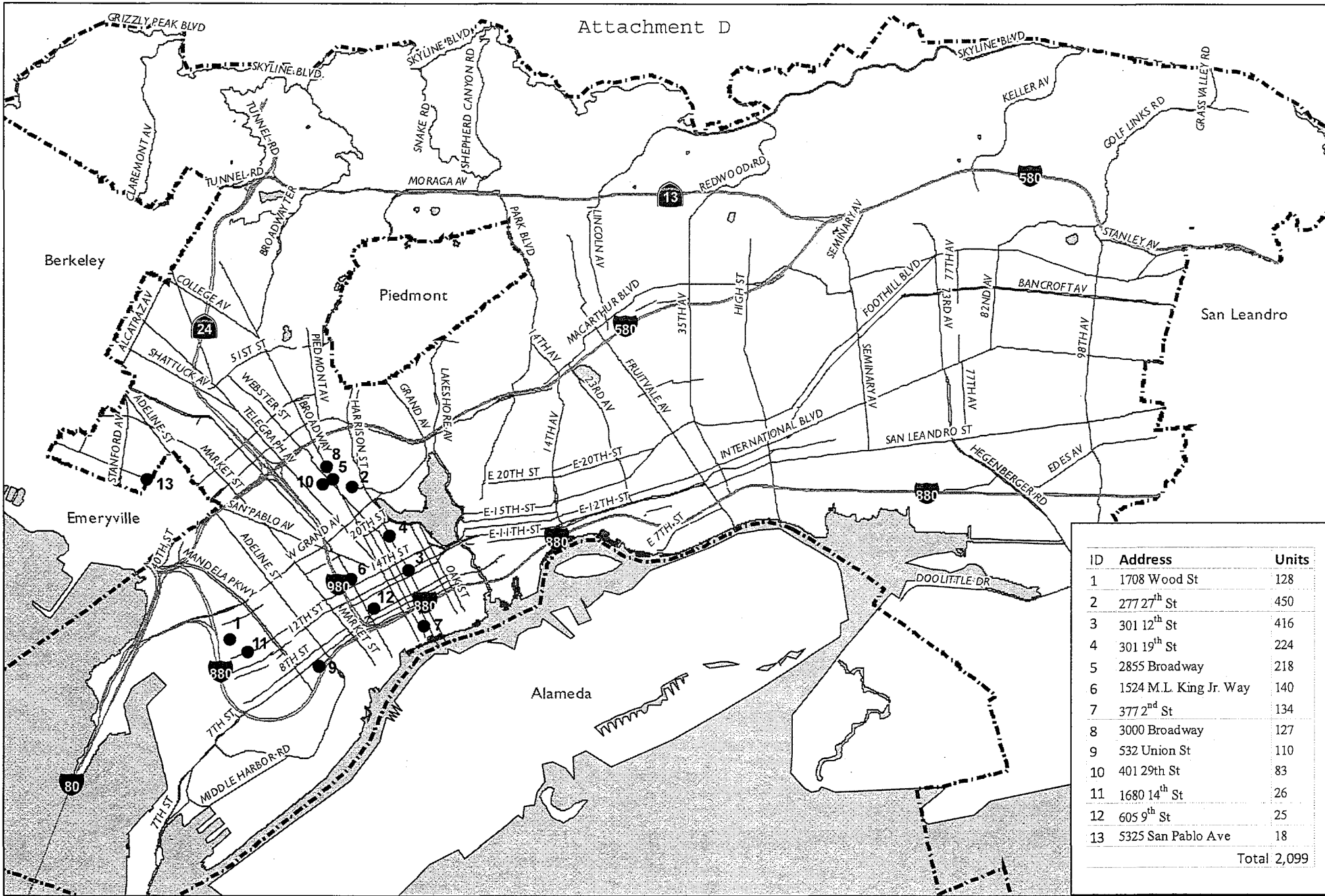


Multifamily Housing Projects Completed 2016



Planning and Building Department
May 2017





Major Multifamily Housing Projects Approved 2016

Planning and Building Department
May 2017

