

Oakland Housing Implementation Cabinet

The Question

“With our new prosperity, how can we lift people up rather than push them out? How can we ensure our long time residents –the artists, teachers, waiters and other workers– have the choice to keep calling Oakland home? How many homes can we keep affordable for them and how many new homes should we build for their children and our newcomers? What are the most practical ways to do this?”

-Mayor Libby Schaaf

The Team

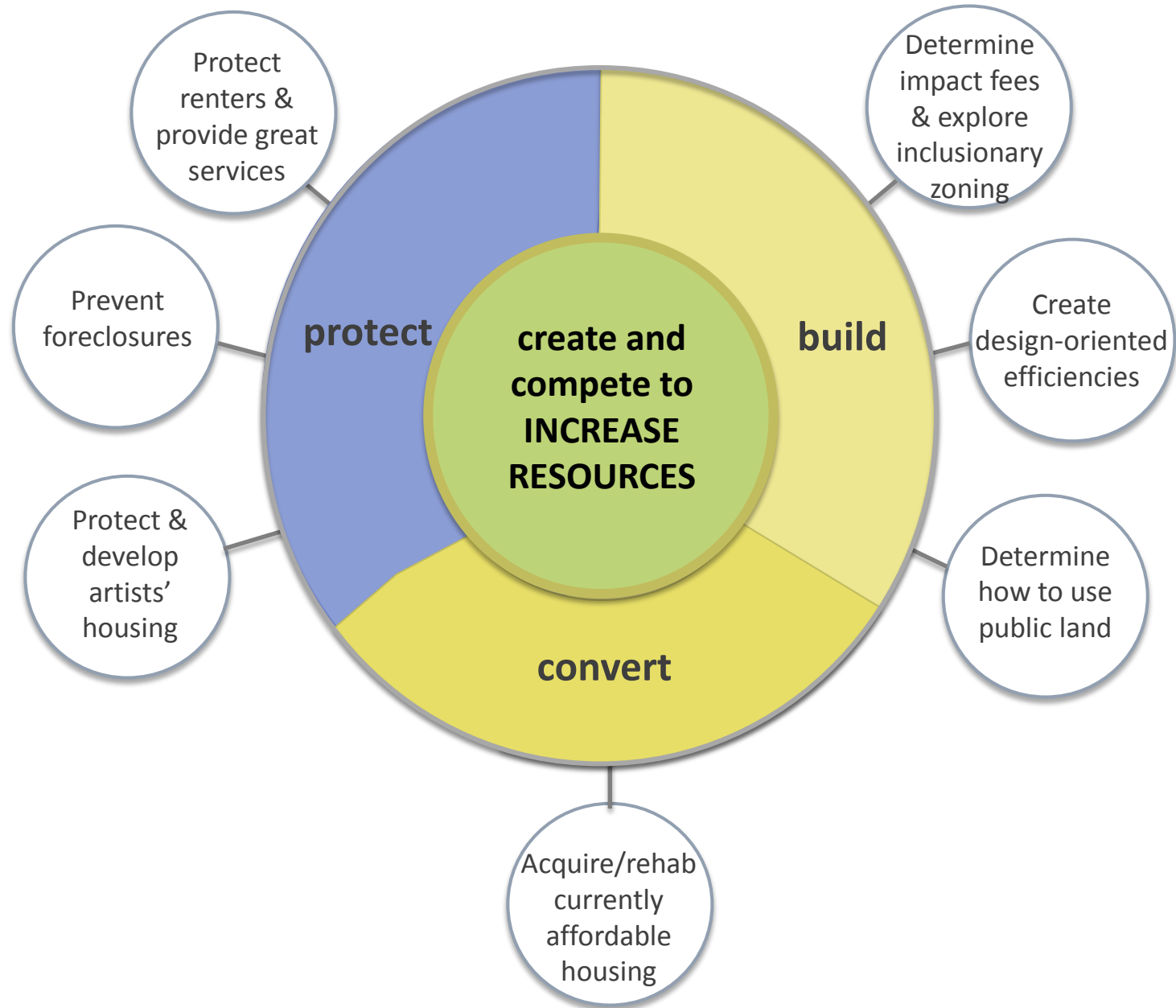
Co-leadership by Claudia Cappio and Heather Hood with approximately 20 participants.

A Coordinating Committee comprised of Claudia Cappio, City Administrator’s Office; Heather Hood, Enterprise Community Partners; Kalima Rose, PolicyLink; Michele Byrd, Housing and Community Development Department; and Tomiquia Moss, Mayor’s Office.

A Oakland Housing Implementation Cabinet comprised of people who can contribute to the creation of and execution of solutions:

Fred Blackwell, The San Francisco Foundation
Jesse Blout, Strada Investment Group
Gloria Bruce, East Bay Housing Organizations
Michele Byrd, Housing and Community Development
Regina Davis, housing development consultant
Carol Galante, former Asst. Secretary US HUD & currently UC Berkeley
Rachel Flynn, Planning and Zoning Department
Susan Friedland, Satellite Affordable Housing Associates
Mike Gheilmetti, Signature Properties
Sarah Karlinsky, SPUR (periodically substituted by Robert Ogilvie)
Eric Johnson, Oakland Housing Authority
Kelley Kahn, Special Projects
Olsen Lee, SF Mayor’s Office of Housing
Greg McConnell, Housing and Jobs Coalition
Dawn Phillips, Causa Justa :: Just Cause
John Protopappas, Madison Park Financial
Darin Ranelletti, Planning and Zoning Department
Kalima Rose, PolicyLink
Matt Schwartz, California Housing Partnerships Corporation
Josh Simon, EBALDC
Mark Sawicki, Economic and Workforce Development
TBA, Alameda County Labor Council

Oakland Housing Implementation Cabinet: Solutions Work Groups



Housing Equity Roadmap Strategies

Proposed Policy	Department of Authority	Council Member leadership interest	Housing Implementation Cabinet Subcommittee
Seismic retrofit requirement of landlords with tenant anti-displacement provisions.	Building Dept. and Housing and Community Devt	Dan Kalb	
Tenant relocation & eviction protection policy, including staffing resources for implementation/enforcement.	City Attorney and Housing and Community Devt	Dan Kalb	Protect renters & provide great services
Condo Conversion policy amendment to get rid of the loopholes.	Planning, City Attorney, and Housing and Community Devt	Dan Kalb	Protect renters & provide great services
Housing Impact fee & inclusionary	Planning	Dan Kalb	Determine impact fees & explore inclusionary
Second units policy to facilitate building of second units	Planning	Mayor's office?	Create design-oriented efficiencies
Public lands policy	Economic and Workforce Development	Abel Guillen and Annie Campbell-Washington	Determine how to use public land
Vacant lots policy to remove City liens to facilitate building of new affordable housing/homeownership	Planning with Housing and Community Devt	Desley Brooks	
Housing bond to be placed on Nov 2016 ballot (either County or City bond).	Mayor/City Council	Abel Guillen	Create and compete to increase resources
Proactive rental inspection policy to improve tenant habitability conditions.	Building Services	Desley Brooks, Mayor's office	Protect renters & provide great services
Additional Ideas and concerns from Housing Implementation Cabinet			
Enhanced Infrastructure Finance District	TBA		Create and compete to increase resources
Private development	Planning with Economic and Workforce Dev't		Determine impact fees & explore inclusionary zoning
NOAHs	Housing and Community Devt		Acquire/rehab currently affordable housing
Section 8 Voucher uptake			

Who is typically served or would be housed by which tool?							
Potential and existing tools by area median income served	300, 400 AMI+	150-200 AMI+	120-150	Moderate, 80-120	Low, 60-80	VL (very low, 30-60 AMI)	ELI (extremely low, > 30AMI)
PROTECT existing residents from displacement							
Renter protections	○	○	●	●	●	●	●
Renter services		○	●	●	●	●	●
Restrained condo conversion			○	●	●	●	○
Foreclosure mitigation			●	●	●	●	○
CONVERT existing homes to be permanently affordable							
Secure NOAH Stock (preservation)			○	●	●	○	
BUILD new homes							
Accessory dwelling units via private investment	●	●	●	●	●	●	●
New market rate supply via private investment	●	●	○				
Inclusionary requirement-on site or in neighborhood				●	●	●	
New affordable housing supply via additional subsidy				●	●	●	●
Public and former redevelopment land	?	?	?	?	?	?	?
CREATE AND COMPETE for new resources							
Create: new City funds for affordable housing - potential sources							
Enhanced infrastructure finance district				?	?	?	?
Public land sales		?	?	?	?	?	?
Impact Fee				?	?	?	?
Transfer Tax				?	?	?	?
In lieu fees (for IZ)				?	?	?	?
County (Sub regional) bond				?	?	?	?
Compete: State Cap & Trade AHSC funds (competetive process)				○	●	●	○
Tax credits (competetive process)					○	●	○
2015 Federal income limits for a 4-person Oakland household is \$93,500	\$280,500-370,000	\$187,000	\$111,500-140,250	\$71,600-111,500	\$55,740-71,600	\$46,500-55,740	\$27,850
Examples of typical earnings in professions in Northern California:	finance	City dept. heads	City Council	City Council staff	bus driver	caretaker	hotel worker
	engineer	finance	Senior City staff	Junior City staff	construction	childcare worker	clerks
key	lawyer	engineer	police	nurses	wait staff	hair dresser	food prep
AMI = area median income	technology exec.	physician	firefighters	insurance broker	waste driver	janitor	nail artist
○ = could be served	media executive		professors	small bus owner		secretary	landscaper
● = would be served	developer		architects	teacher		teacher's aid	