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# AGENDA REPORT

**TO:** John A. Flores  
INTERIM CITY ADMINISTRATOR

**FROM:** Rachel Flynn

**SUBJECT:** 2014 Housing Element Annual Progress Report

**DATE:** April 16, 2015

City Administrator  
Approval

Date

4/28/15

**COUNCIL DISTRICT:** Citywide

## RECOMMENDATION

Staff recommends that the City Council:

**Conduct a Public Hearing to Receive Input from the City Council and the Public on The 2014 Housing Element Annual Progress Report.**

## OUTCOME

Taking comments from the public and the City Council members will conclude the public outreach component of the 2014 Housing Element Annual Progress Report.

## 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 *2007-2014 Housing Element* for the year 2014. This is the final year of reporting on the *2007-2014 Housing Element*; next year the City will begin reporting on the recently adopted *2015-2023 Housing Element*.

This Agenda Report highlights the major accomplishments, both in terms of production of housing and progress on City programs and policies for the year 2014. **Attachment A** contains the complete 2014 Housing Element Annual Progress Report, which can also be found at <http://www2.oaklandnet.com/Government/o/hcd/o/HPP/DOWD008428>.

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Community & Economic Development Committee

May 12, 2015

## **BACKGROUND/LEGISLATIVE HISTORY**

California Government Code section no. 65400 requires the City of Oakland to prepare and submit an annual report to the California Department of Housing and Community Development by April 1 on progress made by the City on policies adopted in the City's Housing Element. This staff report contains the 2014 Housing Element Annual Progress Report (APR). The 2014 APR is the final year of reporting on progress to meet the production targets and policies within the 2007-2014 Housing Element. While it has been the City's standard practice to prepare and submit APRs to the California Department of Housing and Community Development (CA HCD) annually, this is the first time staff is presenting the progress report to the City's Planning Commission and City Council. The directive to present the APR to these public bodies is a result of new policy 6.5 (adopted in December 2014 as part of the 2015-2023 Housing Element). This policy states that, in addition to submitting the APR to CA HCD by April 1, the City will conduct annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report. The report for the year 2015 will be prepared by April 1, 2016.

## **ANALYSIS**

The 2014 Housing Element 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 *2007-2014 Housing Element*. A summary of notable progress during 2014 follows.

### **Housing Production**

The City of Oakland made steady progress on housing production in 2014 and made significant progress on implementing housing-related policies. In 2014, there were new building permits issued for 153 above-moderate units and 25 affordable units (targeted to the very-low income group). The City issued building permits for a total of 178 housing units in 2014.

Housing developments of note include the continuation of construction of 90 below-market rate units for the Macarthur Transit Village. The Macarthur Transit Village will have 624 residential units at construction completion. While no units are currently under construction, site preparation activities commenced for the Brooklyn Basin project in 2014 included soil remediation, demolition of three condemned buildings, and street improvements to Embarcadero and other site infrastructure improvements. At construction completion, the Brooklyn Basin project is proposed to consist of 3,100 residential units with retail/commercial/civic and parks components, as well.

## Housing-Related Activities and Policy

- The City continued several new initiatives to help long-time Oakland residents stay in their homes, integrating door-to-door outreach that reached over 4,600 households and providing legal services to 250 residents impacted by or at risk of foreclosure. To address the problems associated with an escalated housing market and growing unaffordability, the City worked with other partners to create new funds to assist homeowners and renters to remain in their homes or find alternative housing. These efforts kept 43 low-income tenant families housed and allowed an additional 12 homeowners to save their homes from foreclosure. The City also continued to develop a new Community Buying program to transform abandoned properties into new affordable ownership or rental housing.
- The City of Oakland entered into a contract with a consultant team to prepare an impact fee study that will consider transportation, infrastructure, and affordable housing. It is expected that recommendations will be presented to the City Council by November 2015.
- The California Department of Finance approved the Successor Agency's Long Range Property Management Plan (LRPMP). The plan identifies all properties owned by the former Redevelopment Agency and contains a plan for their disposition or ongoing operation.
- Three specific plans were adopted in 2014, including the West Oakland Specific Plan, Broadway Valdez Specific Plan, and the Lake Merritt Station Area Plan. These Plans provide the policy direction and a streamlined environmental review process for a combined 11,700 potential new residential units in the City of Oakland, as well as identify necessary streetscape and public realm improvements necessary to sustain new development.
- Secondary unit regulations for West Oakland were relaxed to eliminate the existing requirement for a separate non-tandem parking space as part of the adoption of the West Oakland Specific Plan in 2014.
- Innovative parking standards were adopted as part of the Specific Plans authorizing the reduction of off-street parking requirements for residential development, with further reductions for senior housing and affordable housing; requirements for parking to be unbundled and sold or rented separately in multifamily housing developments; and the

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option to pay a voluntary parking in-lieu fee instead of providing code-required parking spaces.

- The Oakland Green Building Ordinance was updated in July 2014 concurrent with the effective date of the 2013 Energy Code to include green building requirements for multi-family additions and alterations.
- The Oakland Planning Code (OPC) was amended to permit emergency homeless shelters by-right in several high-density residential and commercial zones, as well as some industrial zones. Standards specific to shelters permitted by-right were also developed and are codified in Section 17.103.015 of the OPC. Updates to the OPC also included revisions to the definitions for transitional and supportive housing to treat transitional and supportive housing in the same manner as other multifamily housing to comply with Senate Bill 2.
- The City's reasonable accommodations procedure was also adopted in 2014. This procedure is designed to provide flexibility in the application of the Planning Code for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities, and is codified in OPC Section 17.131 Reasonable Accommodations Policy and Procedure.
- The OPC was amended to bring the density bonus standards up-to-date with State law. The updated standards are codified in OPC Section 17.107 Density Bonus and Incentive Procedure.
- The Planning and Building Department's new permit data and mapping program, Accela, successfully launched in 2014. Additionally, the citizen's access weblink went live in December 2014 to provide the public with access to a variety of online permit information<sup>1</sup>.

### **PUBLIC OUTREACH/INTEREST**

The directive to present the APR to public bodies is a result of new policy 6.5 (adopted in December 2014 as part of the 2015-2023 Housing Element). On April 15, 2015, staff presented

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<sup>1</sup> See the website, <https://aca.accela.com/oakland/default.aspx>.

the 2014 Housing Element Annual Progress Report at a duly noticed Oakland Planning Commission meeting.

Comments received at the April 15, 2015 Planning Commission meeting are as follows:

- The City must look for alternative funding sources to fund the construction of new affordable housing given the elimination of Redevelopment Tax Increment Financing; the allocation of 25 percent of former redevelopment tax increment (Boomerang funds) are not enough to meet the City's Regional Housing Needs Allocation going forward.
- Is there any way to track, over time, the amount of units affordable to lower-income families that the market is providing (without subsidies or deed restrictions)? In some neighborhoods, average rent may be affordable to lower-income households and this information would help complete the picture of the City's true affordable housing stock (the stock should include both subsidized units as well as "naturally" affordable units).
  - *Staff response:* The City conducts an annual survey of average market rents, by neighborhoods
- In addition to tracking building permits issued for new housing units, we need to also track the certificates of occupancy, so that we know which units actually were completed.
- It seems as though the City's progress on outreach to help families remain in their homes (and not succumb to foreclosure) wasn't successful. Why was the success rate so low?
  - *Staff response:* the low success rate was due to resource constraints, mortgage lenders tightening rules, and the general fall-out of the housing crisis.
- In the future annual progress reports, staff should report the progress of reaching out to developers.
- How are the recently completed Specific Plans affecting the market? The Planning Commission would like periodic updates on the status of the Specific Plans.
  - *Staff response:* Staff is currently putting together systems to monitor and track development within Specific Plan areas; Broadway is the most active Plan with approximately 2,000 units proposed.
- Ideas for changes to the Annual Progress Report:
  - (1) 2.1.1 the funds spent are not tied to achievement, number of units, etc. If there was some sort of achievement, it would be possible to see the cost per unit and how successful the programs are.
  - (2) 3.2.2 the flexible zoning standards should include mini lot development in addition to planned unit developments.
  - (3) The references to the Accela permit program are rather optimistic. The optimistic reporting should be tempered, given the issues with the program.
  - (4) 7.4.2 the water efficient development policy should be updated to include policies related to water supply
- How much money is in the Notice of Funding Availability (NOFA)? This would help provide context to the Commission; it would help Commission understand the number of

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affordable units being produced and also the average subsidy per unit. This information over time would also be helpful.

- The Commission would like to track projects underway in different income categories. A running list of this information, with each development project presented to the Commission would be good.
- It would be good to know the interdepartmental relationships and roles around Housing Element implementation and how each department contributes.
- The City needs to bolster the Housing Authority, both data collection and policy development.
- Boston has a good website highlighting projects with City money; this could be used as a model for Oakland.
- There is different demand in different parts of the City. On some parts of the City the private market is not creating luxury units, but rather, units affordable to moderate-income households. A rent survey would help show where the private market is affordable.
- In 2007-2014 Housing Element period, we say a complete housing cycle. Some trends evolved that are likely to continue: end of Redevelopment, Federal disinvestment in housing, subsidies or capital dollars from Federal programs declining, and a robust tax credit market.
- The tables at the beginning of the Annual Progress Report are somewhat confusing and could be re-packaged for the general public.
- It would be good to look at the previous two periods, to see the amount of affordable units over time.
- The City should prioritize affordable housing on public land.
- Any survey of average market rents should also look at household earnings.

## **COORDINATION**

Preparation of the APR was a multi-department effort between the Planning and Building and Housing and Community Development Departments. This report has been reviewed by the Office of the City Attorney and by the Controller's Bureau.

## **COST SUMMARY/IMPLICATIONS**

Review of the APR will have no direct fiscal impact to the City. However, making annual progress on the Housing Element programs and policies will ultimately ensure a more streamlined update to future housing element and ensure that the City is eligible for a variety of grant funding opportunities.

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## **SUSTAINABLE OPPORTUNITIES**

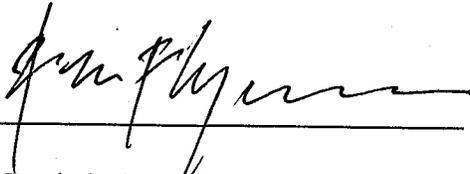
**Economic:** Being in compliance with state law with all details of the Housing Element makes the City eligible for important grant funding opportunities. Submitting the APR by April 1 and presenting to these public bodies meets our compliance obligations.

**Environmental:** Many of the intended policies in the Housing Element (to comply with SB 375) favor in-fill development and the identification of housing opportunity sites near major transit hubs and transportation corridors, thus improving environmental quality through reduced vehicle trips. Reporting on these policies provides a review of the City's progress in meeting environmental protection targets.

**Social Equity:** There are significant social equity issues which are addressed through the Housing Element. Primarily, the Housing Element establishes the policy and programmatic direction for the City in the building of housing for Oakland residents of all income levels. Routinely reporting on our progress to produce housing for all income levels reinforces the importance of this issue.

For questions regarding this report, please contact Alicia Parker, Planner III, at (510) 238-3362.

Respectfully submitted,



Rachel Flynn, Director  
Planning and Building Department

Reviewed by:

Ed Manasse, Strategic Planning Manager

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Bureau of Planning

Attachments A. 2014 Housing Element Annual Progress Report

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# Attachment A

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

Jurisdiction City of Oakland  
 Reporting Period 1/1/2014 - 12/31/2014

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  See Instructions	Deed Restricted Units  See Instructions	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					
1701 Martin Luther King, Jr. Way	5+	R	25			1	26	26	TCAC, HOME, HOPWA	Deed Restricted Units	
(9) Total of Moderate and Above Moderate from Table A3						0					
(10) Total by income Table A/A3			25			1	26	26			
(11) Total Extremely Low-Income Units*			14								

\* Note: These fields are voluntary

Jurisdiction City of Oakland

Reporting Period 1/1/14- 12/31/14

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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

Table A3

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

	1. Family Single	2. 2 - 4 Units	3. 5+ Units	4. Unit	5. Second Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate	89	6	57	1	0	153	0

\* Note: This field is voluntary

**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.		2007	2008	2009	2010	2011	2012	2013	2014		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			
Very Low	Deed Restricted	1,900	127	257	0	212	181	97	383	25	1,282	618
	Non-deed restricted											
Low	Deed Restricted	2,098	63	156	12	8	52	71	23	0	385	1,713
	Non-deed restricted											
Moderate	Deed Restricted	3,142	6	14	2	0	0	0	0	0	22	3,120
	Non-deed restricted											
Above Moderate		7,489	785	369	285	439	44	106	160	153	2,341	5,148
Total RHNA by COG. Enter allocation number:		14,629	981	796	299	659	277	274	566	178	4,030	10,599
Total Units ▶▶▶												
Remaining Need for RHNA Period ▶▶▶▶▶												

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

Note: Units (affordable and market-rate) permitted to be built in non-residentially zoned sites: 474 units

**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
<b>Goal 1: Provide Adequate Sites Suitable for Housing for All Income Levels</b>			
<b>Policy 1.1 Downtown and Major Corridors Housing Program</b>	1.1.1 Site Identification	Completed, 2011	Completed as part of 2007-2014 Housing Element Update; available on City's Housing Element website.
	1.1.2 Assistance with Site Assembly	Ongoing, 2007-2014	The State Legislature abolished Redevelopment agencies, effective February 1, 2012, and with it, the power to use eminent domain for site assembly. The Owner Participation Agreement with MacArthur Transit Community Partners for the MacArthur Transit Village ("OPA") is now considered a recognized obligation of the Oakland Redevelopment Successor Agency. Now that the State Legislature has dissolved Redevelopment, the City's ability to provide this kind of assistance in the future will be severely limited. The Macarthur OPA commits the City and former Successor Agency to assist with the site assembly and infrastructure. Most of the site assembly is complete, although relocation and other activities continue. The replacement parking garage is nearly complete. The infrastructure is under construction as is the first phase of housing, a 90 unit 100% affordable housing development. The overall Macarthur project will include a development of approximately 624 residential rental and ownership units (516 market rate units and 108 below-market rate units). Site assembly on behalf of development teams will be curtailed, if not eliminated, as a supportive development tool offered by the City for the foreseeable future, due to the loss of Redevelopment. Site assembly is no longer an action of the City in the 2015-2023 Housing Element.
	1.1.3 Expedited Review in the Downtown	Ongoing, 2007-2014	Planning and Zoning staff continue to review permit applications for large, multi-family projects in the downtown, several of which are undergoing Environmental Impact Reports.
	1.1.4 Sale of Agency-Owned Property in the Downtown	Ongoing, 2007-2014	The State Legislature abolished Redevelopment agencies, effective February 1, 2012. Per the redevelopment dissolution law, Assembly Bill 1484 ("AB 1484"), successor agencies are allowed to move ahead with new property transactions or conclude previously initiated transactions, once a "finding of completion" is received from DOF. Before any transaction can be authorized, the successor agency is first required to prepare and get approval of a "long-range property management plan" addressing the disposition and use of real properties previously owned by the redevelopment agency. After various exchanges with the CA DOF, a revised Property Management Plan was approved 5/20/14. This plan identifies all properties owned by the former Redevelopment Agency with a plan for their disposition or ongoing operation. Among the parcels of land that were transferred to the City's Housing and Community Development Department specifically dedicated to affordable housing development is the Wood Street Affordable Housing Parcel located in West Oakland. This development is estimated to have new construction of between 140 and 170 affordable housing units. In 2014, the RFP seeking a developer for this land was not released. It is estimated that this RFP will be released in 2015.
	1.1.5 Homeless and Supportive Shelters	Completed, 2014	In 2014, the Oakland Planning Code (OPC) was amended to permit emergency homeless shelters by-right in several high-density residential and commercial zones, as well as some industrial zones. Standards specific to shelters permitted by-right were also developed and are codified in Section 17.103.015 of the OPC.

**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
	1.1.6 Streamline Environmental Review	2007 – 2009	Staff continued to update the City's Standard Conditions of Approval which are requirements applied to development projects that have the effect of reducing potential environmental impacts thereby streamlining environmental review. In 2014, the City adopted three Specific Plans: Broadway-Valdez, West Oakland, and Lake Merritt, each of which had an Environmental Impact Report, providing CEQA clearance for a number of future projects in each of these areas of the City.
<b>Policy 1.2 Availability of Land</b>	1.2.1 Update the Planning Code and Map	Completed, April 2011	In April 2011, the updated residential and commercial zones for the City went into effect. These zones implement the General Plan Land Use and Transportation Element designations.
	1.2.2 Interim Development Guidelines	Ongoing, 2007-2014	Interim Development Guidelines (known as the "Guidelines for General Plan Conformity") are predominantly superceded, now that the Citywide Zoning Update is complete. However, some zones in the Estuary Policy Plan area still require the Interim Development Guidelines, and it will stay effective for the duration of this Housing Element.
	1.2.3 Land Inventory (Opportunity Sites)	Completed, 2011	The site inventory of opportunity sites (Appendix C, Table C-9 of the Housing Element), both the table and the files in GIS, have been posted to the City's Housing Element website.
<b>Policy 1.3 Appropriate Locations and Densities for Housing</b>	1.3.1 Increase Residential Densities	Completed, 2011	Residential densities were increased downtown as part of the Central Business District zoning update completed in 2009. Additionally, residential densities increased in some areas, as part of the citywide zoning update (effective in April, 2011).
	1.3.2 Mixed Use Development	Completed, 2011	Implemented as part of the Citywide Zoning update, effective in April, 2011.
	1.3.3 High Density Residential Development Standards	Ongoing, 2011-2014	The Citywide Zoning update (effective in April, 2011) revised development standards for multi-family buildings. Further, staff circulated and had public hearings on new design guidelines for multifamily buildings on the commercial corridors, which were adopted in 2013.
	1.3.4 Transit Oriented Development	Ongoing, 2011-2014	Multi-family construction at MacArthur BART continued in 2014, with the Bridge Housing development under construction in 2014; The Lake Merritt BART Station Specific Plan and the West Oakland Specific Plans were each adopted in 2014.

**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
	1.3.5 Promote new housing opportunities in the Estuary Area	Ongoing, 2010-2014	Central Estuary Area Plan was adopted in 2013. While primarily a framework for enhanced commercial and industrial activities, the Plan anticipates approximately 400 new residential units. The Brooklin Basin project (formerly "Oak to Ninth" development) is going through soil remediation, demolition of three condemned buildings, and street improvements to Embarcadero and other site infrastructure improvements. At final build-out, the project is proposed to consist of 3,100 residential units with retail/commercial/civic and parks components, as well.
Policy 1.4 Secondary Units	1.4.1 Secondary Unit -Parking Solutions	Ongoing, 2011-2013	Secondary Unit regulations for West Oakland were relaxed to eliminate the existing requirement for a separate non-tandem parking space as part of the adoption of the West Oakland Specific Plan in 2014. The Citywide Parking Study will study the possibility of extending this new standard citywide, as well as evaluate additional options. The Study began in 2011, was continued in 2013, and is currently on-hold, pending staff resources to dedicate to this task. (see Action 3.2.3).
Policy 1.5 Manufactured Housing	1.5.1 Mobile Homes and Factory Built Housing	Ongoing, 2007-2014	This program continues to be implemented.
Policy 1.6 Adaptive Reuse	1.6.1 Live/Work Conversions	Ongoing, 2007-2014	This program continues to be implemented.
Policy 1.7 Regional Housing Needs	1.7.1 Accommodate 14,629 New Housing Units	Ongoing, 2007-2014	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.
<b>Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households</b>			
Policy 2.1 Affordable Housing Development Programs	2.1.1 New Construction and Substantial Rehab Housing Development Program	Ongoing, 2007-2014	In 2014, Housing staff decided to use funds available for affordable housing to address new construction as well as rehabilitation/ preservation of existing affordable housing. The City of Oakland awarded \$5,000,000 for new construction projects and \$2,000,000 for one rehabilitation/preservation project in 2014-15 NOFA round.
	2.1.2 Housing Predevelopment Loan and Grant Program	Ongoing, 2007-2014	In calendar year 2014, the City of Oakland did not approve any predevelopment loans.
Policy 2.2 Affordable Homeownership Opportunities	2.2.1 First Time Homebuyer Programs	Ongoing, 2007-2014	In calendar year 2014 the City Assisted 68 households to purchase their first home by providing deferred payment loans. Of the 68, 44 households purchased market-rate units using the City's downpayment assistance program and 24 households purchased affordable homeownership units supported by City development funding—2 units at Sausal Creek, 6 units with Oakland Community Land Trust, 6 units at Kinsell Commons, and 10 units at Brookfield Court (CA HCD BEGIN funds). Of the 68 households served, 30 households received more than one first time home loan product (City loan + other assistance to further leverage City funding).

**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
<b>Policy 2.3 Density Bonus Program</b>	2.2.2 Section 8 Homeownership	Ongoing, 2007-2014	OHA has a homeownership program to assist residents in becoming first-time homeowners. The Authority provides Section 8 home ownership vouchers to Section 8 and public housing clients and coordinates with the city of Oakland and other organizations to leverage resources. The program is active and has 37 pre-qualified participants. Since the program's inception, 102 participants have purchased homes.
	2.2.3 Scattered-Site Single-Family Acquisition and Rehabilitation Program (Neighborhood Stabilization Program)	Adopted December 2008	The City has worked with the Oakland Community Land Trust to implement the Neighborhood Stabilization Program to rehabilitate foreclosed properties. By the end of 2014, the status of OakCLT activities was there were 17 acquired foreclosed homes. One of the homes was demolished due to the condition of the house; 16 homes have been completely rehabilitated. Of those homes, 3 are for sale and 13 of them have been sold.
	2.3.1 Density Bonus Ordinance	Completed, 2014	In 2014, the Oakland Planning Code (OPC) was amended to bring the density bonus standards up-to-date with state law. The updated standards are codified in OPC Section 17.107 Density Bonus and Incentive Procedure.
<b>Policy 2.4 Comprehensive Housing Policy</b>	2.4.1 Inclusionary Zoning	Ongoing, 2007-2014	In California, Inclusionary Zoning for rental housing was invalidated in 2009 by the California Court of Appeal for the Second Appellate District because it directly conflicted with a provision of the state's Costa-Hawkins Rental Housing Act of 1996 which specifically gave all landlords the right to set the "initial rental rate" for new housing units. In October 2013, California Governor Jerry Brown vetoed legislation that would reauthorize municipalities to adopt or continue implementing ordinances with inclusionary rental housing requirements for low income households. The legislation, AB 1229, would have overturned a 2009 appellate court ruling known as the Palmer Decision, which held that state rent control law prohibited cities and counties from using inclusionary zoning practices.
	2.4.2 Revision of Condominium Conversion Ordinance	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2015.
	2.4.3 Revision of Other Existing Housing Programs	Ongoing, 2007-2014	Due to the dissolution of the City's Redevelopment agency and the resultant elimination of Low/Mod Housing funds, staff had to cut back on many of the programs targeted for modifications with this policy goal: first time homebuyer programs, residential owner-occupied rehabilitation programs, and resources for affordable housing and homeless housing programs. There were significant changes to the Rent Adjustment Program. Those changes are covered in policy goal 5.3.
<b>Policy 2.5 Permanently Affordable Homeownership</b>	2.5.1 Community Land Trust Program	Consider new program development	The Oakland Community Land Trust (OakCLT) was awarded \$5.025 million dollars of NSP Funds in 2009 for the acquisition and rehabilitation of foreclosed single family homes in East and West Oakland. By the end of 2014, the status of OakCLT activities was there were 17 acquired foreclosed homes. One of the homes was demolished due to the condition of the house; 16 homes have been completely rehabilitated. Of those homes, 3 are for sale and 13 of them have been sold. (Also discussed in Policy 2.2.3.)

**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
	2.5.2 Resale Controls	Ongoing, 2007-2014	In 2014 there were no building permits issued for City-funded affordable homeownership developments. For any affordable homeownership developments that are funded by the City of Oakland, a long-term affordability is maintained by requiring resale controls.
Policy 2.6 Seniors and Other Special Needs	2.6.1 Housing Development Program	Ongoing, 2007-2014	In 2014, three housing developments, were granted funds in which 35 of the 155 units have been designated to serve for special needs populations. No senior housing developments were funded in 2014.
	2.6.2 Housing for Persons with AIDS/HIV	Ongoing, 2007-2014	In fiscal year 2014, the HOPWA (Housing Opportunities for Persons with AIDS) program provided housing assistance to more than 155 persons living with HIV/AIDS and their families utilizing the housing first model. Ninety-eight persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 700 households for HIV/AIDS housing and other services. Ten new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 160 units. Acquisition, rehabilitation and/or development efforts for additional HIV/AIDS living units is underway for completion during fiscal year 2014-2015 which will produce 17 new HOPWA units.
	2.6.3 Accessible Units in New Federally-Assisted Housing	Ongoing, 2007-2014	The City of Oakland continues to comply with regulations governing the use of federal funds for affordable housing developments. According to HUD Section 504, all City housing development projects receiving federal funds are required to construct and set aside units to be occupied by persons with disabilities. This means that at least five percent of federally funded newly constructed units will be available to persons with physical disabilities and two percent of units to persons with auditory or visual disabilities.
Policy 2.7 Large Families	2.7.1 Housing Development Program	Ongoing, 2007-2014	In 2014, 69 large family housing units (i.e. units with 3 or more bedrooms) were awarded through the 2014-2015 Notice of Funding Availability for Affordable Rental.
Policy 2.8 Expand Local Funding Sources	2.8.1 Consider Increase in Redevelopment Housing Set-Aside	Ongoing, 2007-2014	Due to the dissolution of the City's Redevelopment agency and the resultant elimination of Low/Mod Housing funds, there is no opportunity to increase the Low/Mod housing fund set-aside.
	2.8.2 Jobs/Housing Impact Fee	Ongoing, 2007-2014	In fiscal years 2011-12 and 2012-13 \$1,085,509 had been collected. In February 2013 it was all allocated for affordable housing development in FY 2013-14 NOFA awards.
Policy 2.9: Rental Assistance	2.9.1 Expansion of Section 8 Vouchers	Ongoing, 2007-2014	OHA actively seeks additional vouchers when they become available. At the end of 2014, OHA was authorized for 12,814 vouchers, 9 more than the previous year. OHA also received 9 Tenant Protection Vouchers. OHA was awarded an additional 60 Veterans Affairs Supportive Housing vouchers for a total of 326 VASH vouchers administered by OHA, lease up of these vouchers has been challenging due to extremely low referrals from the VA.

**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.		
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<b>Policy 2.10: PATH Strategy for the Homeless</b>	2.10.1 Homeless Outreach Programs	Ongoing, 2007-2014	The City, along with Operation Dignity and Abode services administered the PATH Homeless Mobile Outreach Program, serving the homeless living in encampments. Within FY 2014, more than 7,000 persons living in homeless encampments received harm reduction services including food and survival supplies, outreach, and intensive 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 those living in encampments to attain more stable living situations.
	2.10.2 Support Programs to Help Renters and Homeowners From Becoming Homeless	Ongoing, 2007-2014	Through PATH and Rapid Rehousing Program, approximately 116 clients were served through rental assistance, housing stabilization and relocation services. HSD will continue to support programs that provide advocacy services for renters to help them remain housed.
	2.10.3 Shelter Programs	Ongoing, 2007-2014	In FY2014, the City has provided 52,348 shelter bed nights to 987 unduplicated homeless clients. The Winter Warming Center program provides up to 57 beds through Henry Robinson Multi-Services Center (15), St. Vincent de Paul (25), St. Mary's (10) and Crossroads (7) for homeless persons during inclement weather in the winter months (November to mid-April). Crossroads Shelter has 125 shelter beds throughout the year for the homeless population. The number of shelter nights has decreased nearly 25% due to a shift in focus to shelter diversion. The department is focused on keeping people housed through outreach and advocacy services. Shelter is accessed only when all other housing options are exhausted and for emergency use, such as escape from intimate partner abuse situations.
	2.10.4 Transitional Housing Programs	Ongoing, 2007-2014	In FY2014, 158 households including youth and families received transitional/supportive housing and services, of which 99 clients exited the program into permanent housing. The City's Permanent Access to Housing (PATH) strategy, funded through HEARTH Emergency Solutions Grant, assisted 669 individuals who were homeless or at risk of homelessness with resources to access or maintain permanent housing.
	2.10.5 Development of Permanent Housing for Extremely Low Income	Ongoing, 2007-2014	In 2014, 47 of 155 of the units awarded NOFA funds will be targeted to Extremely Low Income households. The Notice of Funding Availability (NOFA) for Affordable Rental and Ownership Housing required that new developments include at least 15% of units at or below 30% of AMI, and gave bonus points to projects that exceed this minimum.
	2.10.6 Coordinate Actions and Policies for the Extremely Low Income	Ongoing, 2007-2014	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. 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.

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	2.10.7 Advocate Policies for the Extremely Low Income and the Homeless	Ongoing, 2007-2014	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, providing housing subsidies, assistance and intensive case management to serve homeless populations; those living in homeless encampments and those reentering from criminal detention institutions.
<b>Policy 2.11: Promote an Equitable Distribution of Affordable Housing Throughout the Community</b>	2.11.1 Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty	Ongoing, 2007-2014	The 2014-2015 Notice of Funding Availability for Affordable Rental and Ownership Housing included a 8-point bonus incentive for rental projects located in census tracts with poverty rates below the City average and a 8-point bonus incentive for ownership projects located in census tracts with homeownership rates below the City average.
	2.11.2 Reduce Concentrations of Poverty in Large Public Housing Developments	Ongoing, 2007-2014	In 2014 there was no new HOPE VI financing available for reconstruction of public housing with the goal of reducing the concentration of poverty in large public housing developments. OHA has reduced the number of public housing units in its portfolio to 1606 units. Phase 5 of Lion Creek Crossings, the final phase, was completed with 128 units of Senior units, no public housing. All public housing at Lion Creek Crossings have been rebuilt.
	2.11.3 Continue to Use Section 8 Vouchers to Assist Very Low Income Families Obtain Housing In a Wider Range of Neighborhoods	Ongoing, 2007-2014	OHA continues its outreach efforts to people in all areas of the city by facilitating quarterly property owner workshops and by partnering with Eden I&R, Inc., which has a broad reach in connecting landlords and program participants to resources. The Authority also uses Go Section 8 in order to provide clients with information regarding rental listings throughout the city of Oakland in efforts to assist tenants with locating housing, especially in areas with lower concentrations of poverty. OHA created 100 new units of family and special needs housing at Cathedral Gardens and 92 Units of senior housing at Lakeside Senior. Both of these locations are in high opportunity neighborhoods. Construction was started on Ave Vista to create 68 new units of family housing in a high rent district of Oakland.
<b>Policy 2.12: Affordable Housing Preference for Oakland Residents and Workers</b>	2.12.1 Oakland Resident and Worker Housing Preference Policy Resolution	Write new policy for adoption during Housing Element planning period 2007-2014.	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.
<b>Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups</b>			
<b>Policy 3.1: Expedite and Simplify Permit Processes</b>	3.1.1 Allow Multifamily Housing	Ongoing, 2007-2014	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.

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	3.1.2 Special Needs Housing	Ongoing, 2007-2014	In 2014, the Oakland Planning Code (OPC) was amended to permit emergency homeless shelters by-right in several high-density residential and commercial zones, as well as some industrial zones. Standards specific to shelters permitted by-right were also developed and are codified in Section 17.103.015 of the OPC. Updates to the OPC also included revisions to the definitions for transitional and supportive housing to treat transitional and supportive housing in the same manner as other multifamily housing to comply with SB2. The City's reasonable accommodations procedure was also adopted in 2014. This procedure is designed to provide flexibility in the application of the Planning Code for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities, and is codified in OPC Section 17.131 Reasonable Accommodations Policy and Procedure.
	3.1.3 Discretionary Permits	Ongoing, 2007-2014	In 2014, the Planning and Zoning division continued to use standard checklists for design review of all new housing (and other discretionary permit processes). The Planning and Zoning division also amended the Oakland Planning Code (OPC) to revise to the definitions for transitional and supportive housing to treat transitional and supportive housing in the same manner as other multifamily housing to comply with SB2. The City's reasonable accommodations procedure was also adopted in 2014. This procedure is designed to provide flexibility in the application of the Planning Code for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities, and is codified in OPC Section 17.131 Reasonable Accommodations Policy and Procedure.
	3.1.4 "One-Stop" Permit Process	Ongoing, 2007-2014	This program continues to be implemented.
	3.1.5 Assign Priority to Affordable Housing	Ongoing, 2007-2014	This program continues to be implemented. Permit applications for affordable housing developments, as with other multi-family projects, are "deemed complete" within 30 days of submittal.
	3.1.6 Expedite Environmental Review	Ongoing, 2007-2014	CEQA exemptions are used for development projects where appropriate. The City's Standard Conditions of Approval are continually updated to reflect current best practices and new legislation. The City is continuing to regularly update its environmental review procedures (e.g., CEQA guidelines and thresholds and policies) to further streamline environmental review; a new edition was issued in 2013. In 2013, SB743 initiated a change in the metrics used to evaluate transportation impacts; the city procured a grant to study options for developing a new metric to replace Level of Service (LOS) analysis with Vehicle Miles Traveled. This will result in an update to the City's CEQA Guidelines and procedures for conducting CEQA transportation impact analysis
	3.1.7 Secondary Units	Ongoing, 2007-2014	This program continues to be implemented.
<b>Policy 3.2: Flexible Zoning Standards</b>	3.2.1 Alternative Building Code Standards	Ongoing, 2007-2014	This program continues to be implemented.

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	3.2.2 Planned Unit Development Zoning	Ongoing, 2007-2014	This program continues to be implemented.
	3.2.3 Flexible Parking Standards	Ongoing, 2014	In 2011, City staff began the parking study, which continued in 2012; since 2013 this project has been on hold due to staffing constraints. However, as part of the Specific Plans adopted in 2014, parking standards have been modified to, for example, reduce off-street parking requirements for residential development, with further reductions for senior housing and affordable housing; requirements for parking to be unbundled for sale or rental in multifamily housing developments; and the option to pay a voluntary parking in-lieu fee instead of providing code-required parking spaces
	3.2.4 Flexible Open Space Standards	Completed, 2009	Completed; new Central Business District regulations, including open space regulations, were adopted in 2009.
<b>Policy 3.3: Development Fees and Site Improvement Requirements</b>	3.3.1 Project Review Process and Development Agreements	Ongoing, 2007-2014	This program continues to be implemented.
	3.3.2 Development Fees	Ongoing, 2007-2014	In 2014, the City entered into a contract with a consultant team to prepare an impact fee study that will consider transportation, infrastructure, and affordable housing. It is expected that final recommendations will be delivered to City Council by December, 2015.
<b>Policy 3.4 Intergovernmental Coordination</b>	3.4.1 Multiple Agency Reviews	Ongoing, 2007-2014	This program continues to be implemented.
<b>Policy 3.5: Financing Costs</b>	3.5.1 Access to Low-Cost Financing for Development	Ongoing, 2007-2014	See Housing Programs under Goal 2, Policy 2.1.
	3.5.2 Access to Low-Cost Financing For Home Purchase	Ongoing, 2007-2014	See Housing Programs under Goal 2, Policy 2.2.
<b>Policy 3.6: Environmental Constraints</b>	3.6.1 Remediation of Soil Contamination	Ongoing, 2007-2014	The City no longer operates the Brownfield Program due to lack of staffing and the difficulties of seeing positive returns on environmentally-challenged small infill brownfield sites. As private development projects are proposed, clean up actions may be undertaken, as required, based on environmental site assessment.
<b>Policy 3.7: Community Outreach and Education</b>	3.7.1 Community Outreach Program	Ongoing, 2007-2014	City of Oakland's Housing and Community Development Department staff regularly attend meetings hosted by housing advocacy organizations (East Bay Housing Organizations and EveryoneHome) in support of educating the public about Oakland HCD program and policy efforts.
<b>Goal 4: Conserve and Improve Older Housing and Neighborhoods</b>			

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Policy 4.1: Housing Rehabilitation Loan Programs	4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing	Ongoing, 2007-2014	The City continues to implement owner-occupied rehabilitation loan programs for both single family units and 2 to 4 unit buildings. In calendar year 2014 a total of 184 projects were completed. Rehabilitations include, major and minor rehabilitation, energy retrofits, and seismic retrofits access improvements for the disabled.
	4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	Ongoing, 2007-2014	
	4.1.3 Vacant Housing Acquisition and Rehabilitation Program (West Oakland Only)	Ongoing, 2007-2014	
Policy 4.2: Blight Abatement	4.2.1 Anti-Blight Programs	Ongoing, 2007-2014	In 2013, Neighborhood Preservation Division responded to 3,650 neighbor complaints of property maintenance and cleaned 48 blighted properties. 2014 data was not available at the time that this report was submitted.
	4.2.2 Housing Code Enforcement	Ongoing, 2007-2014	In 2013, Neighborhood Preservation Division responded to approximately 2,470 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law). 2014 data was not available at the time that this report was submitted.
	4.2.3 Problem Properties Program	Ongoing, 2007-2014	In 2013, collected \$120,000 in abatement and clean-up fees on 48 properties for property and building maintenance. 2014 data was not available at the time that this report was submitted.
	4.2.4 Vacant Building Registration Program	Ongoing, 2007-2014	In 2014, lenders registered 593 new defaulted and foreclosed properties (538 NODs and 55 REOs) and over half previously registered were deregistered due to sale or default cancellation, leaving approximately 1400 active registrations at the end of 2014. Lenders paid \$173,379 in registration fees and \$162,704 in property maintenance penalties, and abated and proactively maintained their properties. The Bureau of Building completed 307 proactive inspections of registered defaulted or foreclosed properties
	4.2.5 Tax Default Foreclosure Sale Program	Ongoing, 2007-2014	Department of Planning, Building, and Neighborhood Preservation is continuing to work with Alameda County Tax Collector to auction properties which have been tax-defaulted for 10 years or more.
Policy 4.3: Housing Preservation	4.3.1 Housing Relocation	Ongoing, 2007-2014	In 2009-11 a sub-committee of the Landmarks Preservation Advisory Board met to study developing a formal building relocation program to implement the 1999-2006 Historic Preservation Housing Element Policy 'Property Relocation Rather Demolition.' No formal proposal or action resulted. Planning and Building continue to require good-faith efforts to move any buildings displaced by new development. Three efforts to relocate individual older houses broadly classified as "historic" were in progress at the end of 2014; one may be incorporated in a nearby commercial development and one will replace a house that burned at another site. Availability of land is the obvious limiting factor.

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	4.3.2 Senior and Disabled Housing Repairs	Ongoing, 2007-2014	The City CDBG contracts with Rebuilding Together to provide home repairs and safety modifications for seniors and disabled homeowners. In calendar year 2014, CDBG reimbursed Rebuilding Together Oakland a total of \$183,185 for expenditures incurred under their FY 2013-14 and 2015-15 CDBG allocations. These funds were used to conduct repairs on 59 housing units for low income seniors and persons with disabilities. The City of Oakland contracts with Alameda County to coordinate the Minor Home Repair Program. The Limit on repairs for the MHR program is \$2499 per property. The City also has an Access Improvement Program that assists in repairs to homes owned by persons with disabilities or renting to persons with disabilities. The Access Improvement Program has an expenditure limit of \$24,000 per property. Expenditures for the Minor Home Repair Program are only available for the years 2010-14. In 2014, the Minor Home Repair Program loaned a total of \$289,884 that was used to conduct repairs on 116 housing units for low income seniors and persons with disabilities. In 2014, the Access Improvement Program received 23 applications, grants were approved for 8 projects and 3 projects were completed for grants totaling \$ 72,000.
	4.3.3 Senior Counseling Programs	2007-2009; continued funding contingent upon successful application for the award of funds	In 2013, the City's contract to provide counseling to seniors considering Home Equity Conversions lapsed and was not renewed. City staff are evaluating the effectiveness of this program and may move to a fee for service contract.
	4.3.4 Access Improvement Program	Ongoing, 2007-2014	The City continues to implement the Access Improvement Program which provides repairs for seniors and disabled persons. 23 applications were received, 8 grants were approved and 3 projects were completed in calendar Year 2014.
	4.3.5 Acquisition and Rehabilitation of Foreclosed Homes	Ongoing, 2007-2014	Beginning in 2009 and continuing in 2014, the Oakland Community Land Trust (OCLT) worked with City Staff to develop procedures and processes, in accordance with the HUD's NSP guidelines, for the acquisition, rehabilitation and resale of foreclosed homes for OCLT. In addition, in 2014, the City continued several new initiatives to help long-time Oakland residents stay in their homes, integrating door to door outreach that reached over 4,600 households and providing legal services to 250 residents impacted by or at risk of foreclosure. To address the problems associated with an escalated housing market and growing unaffordability, the City worked with other partners to create new funds to assist homeowners and renters to remain in their homes or find alternative housing. These efforts kept 43 low-income tenant families housed and allowed an additional 12 homeowners to save their homes from foreclosure. The City also continued to develop a new Community Buying program to transform abandoned properties into new affordable ownership or rental housing.
	4.3.6 Continuing Implementation of Mills Act Contracts	Ongoing, 2007-2014	As of the seventh year of Oakland's Mills Act tax incentive program (12/31/2014), there are 28 residential properties with recorded Mills Act Contracts. Owners receive a property tax reduction in exchange for a long-term contract to put the tax savings into historic rehabilitation of the building. The property must be a designated Landmark or Heritage Property; the designation process can occur concurrently with the Mills Act application. The three properties added in 2014 include two in the Western Oakland Community Development District.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<b>Goal 5: Preserve Affordable Rental Housing</b>			
<b>Policy 5.1: Preservation of At-Risk Housing</b>	5.1.1 Monitoring and Preservation	Annual, 2007-2014	There were no opt-outs in 2014.
	5.1.2 Contact With Owners of At-Risk Buildings	Annual, 2007-2014	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.
	5.1.3 Financial Assistance for Preservation Projects	Ongoing, 2007-2014	Projects receiving funds in 2014 through the 2014-2015 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: Howie Harp Plaza.
	5.1.4 Project Based Section 8 Assistance	Ongoing, 2007-2014	OHA does not operate a SRO program. In 2013 two projects were completed that were former hotels. Through the project based Section 8 program, OHA leased up 135 studios at the California Hotel completed by an independent non profit, and at the Savoy, OHA and a partnering non profit completed a substantial rehabilitation of two former single room occupancy hotels in the heart of Downtown Oakland that were constructed nearly 100 years ago. One, the Oaks Hotel was an 84-room SRO hotel with shared bathrooms and kitchens. The second, the Jefferson Inn was a 65-room hotel with three commercial spaces. The adjacent hotels were combined into 101 studio units, now assisted through the Section 8 program.
<b>Policy 5.2: Support for Assisted Projects with Capital Needs</b>	5.2.1 Advocacy for State and Federal Financing	Ongoing, 2007-2014	The City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs. Unfortunately, Federal grant programs have been cut substantially and State bond funds have been exhausted. The City will support efforts to establish a permanent source of financing for affordable housing.
	5.2.2 Funding for Capital Needs	Ongoing, 2007-2014	Projects receiving funds in 2014 through the 2014-2015 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: Howie Harp Plaza.
<b>Policy 5.3: Rent Adjustment Program</b>	5.3.1 Rent Adjustment Ordinance	Ongoing, 2007-2014	In 2014, the Rent Adjustment Program continued to enforce the Rent Ordinance. The purpose of the Ordinance is to stabilize rents in the City of Oakland.
	5.3.2 Just Cause for Eviction Ordinance	Ongoing, 2007-2014	In 2014, the Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance. The purpose of this Ordinance is to protect tenants against arbitrary, unreasonable, or retaliatory evictions.

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	5.3.3 Ellis Act Protections Ordinance	Ongoing, 2007-2014	In 2014, the Rent Adjustment Program continued to enforce the Ellis Act Protections Ordinance. The purpose of this Ordinance is to enact procedures for withdrawal of units from the rental market as one of the allowable reasons for eviction.
<b>Policy 5.4: Preservation of Single Room Occupancy Hotels</b>	5.4.1 Project Based Section 8 Assistance	seek annual funding	OHA does not operate a SRO program. In 2013 two projects were completed that were former hotels. Through the project based Section 8 program, OHA leased up 135 studios at the California Hotel completed by an independent non profit, and at the Savoy, OHA and a partnering non profit completed a substantial rehabilitation of two former single room occupancy hotels in the heart of Downtown Oakland that were constructed nearly 100 years ago. One, the Oaks Hotel was an 84-room SRO hotel with shared bathrooms and kitchens. The second, the Jefferson Inn was a 65-room hotel with three commercial spaces. The adjacent hotels were combined into 101 studio units, now assisted through the Section 8 program.
	5.4.2 Residential Hotel Conversion/Demolition Protections	Ongoing, 2007-2014	This regulation, in the Planning Code at 17.102.230, was not changed in 2014.
<b>Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use</b>	5.5.1 Residential Property Conversion Ordinance	Ongoing, 2007-2014	This regulation, in the Planning Code at 17.102.230, was not changed in 2014.
<b>Policy 5.6: Limitations on Conversion of Rental Property to Condominiums</b>	5.6.1 Condominium Conversion Ordinance	Ongoing, 2007-2014	A new policy may be considered by City Council in 2015.
<b>Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing</b>	5.7.1 Redevelopment of Large Public Housing Developments	Ongoing, 2007-2014	All phases of the full redevelopment of Tassafaronga Village have been completed. No public housing was included in the redevelopment of Tassafaronga Village, only Project Based Vouchers.  Phases I - V of Lion Creek Crossings have been completed with no public housing units created in Phase V. All units in Phase V have Project Based Vouchers.  Other than our five smaller public housing senior properties, OHA has only three remaining large public housing sites, all of which have undergone substantial modernization within the last 20 years. Through the MTW program, the properties are being subsidized beyond the insufficient funds provided by the public housing operating subsidy from HUD. Two sites are managed by OHA and one site is managed by a third-party property management firm.

Table C

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	5.7.2 Disposition and Rehabilitation of Scattered Site Public Housing	Ongoing, 2007-2014	OHA has completed the Disposition and the transfer of scattered site units to affiliated nonprofits, with significant renovation efforts being undertaken at the majority of the 249 properties. This unit and building restoration activity will continue for several years. As part of the Disposition, five of the remaining sites have been sold to a nonprofit at an appraised value and the proceeds will be used in accordance with the Disposition Approval.
<b>Goal 6: Promote Equal Housing Opportunity</b>			
<b>Policy 6.1: Fair Housing Actions</b>	6.1.1 Funding for Fair Housing Organizations	Ongoing, 2007-2014	In 2013, the City funded a grant that provided funding to four organizations providing tenant/landlord counseling and fair housing services.
	6.1.2 Housing Search Assistance for the Disabled	Ongoing, 2007-2014	In 2013, the City's contract with a local organization to provide housing search assistance and counseling for the disabled population ended. Future funding of these services will be considered in the next 2 year contract round starting July 2015.
	6.1.3 Affirmative Fair Marketing	Ongoing, 2007-2014	The City rewrote its Affirmative Fair Marketing Procedures guidelines in 2010. It is slated to be updated again along with the 2015-2020 Analysis of Impediments for Fair Housing. All City-funded Housing Projects are required to submit marketing plans for review for compliance with the procedures.
<b>Policy 6.2: Reasonable Accommodations</b>	6.2.1 Incorporate Reasonable Accommodations	Ongoing, 2007-2014	In 2014, the City of Oakland's ADA Programs Division continued to coordinate compliance with the Americans with Disabilities Act (ADA) Title II for State and Local Government services (excluding employment). It did this by ensuring programmatic access to City programs, activities and services and by facilitating physical access improvements for City-owned buildings and facilities. The ADA office investigates and mediates complaints of disability discrimination that fall within the City's jurisdiction. ADA Programs facilitates access for City customers by managing a centralized budget for Auxiliary Aids and Services, and by providing annual training opportunities to City staff and vendors. The Division is located in the City's Bureau of Engineering and Design which coordinates on-demand construction or reconstruction of curb ramps, repairs of sidewalks, and installation of on-street disabled parking zones to provide access to residences and other essential facilities for qualified individuals with disabilities. In addition, ADA Programs staffs the Mayor's Commission on Persons with Disabilities (MCPD), the City's community advisory body on disability issues affecting residents of Oakland. In 2014 the Division assisted with the development of a reasonable accommodations ordinance to allow residents with disabilities and their representatives to seek modifications to the City's policies governing planning and zoning when necessary to provide individuals with disabilities equal opportunity to use and enjoy a dwelling. The Division provides technical assistance as needed to planning and zoning staff in the implementation of this new ordinance.

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	6.2.2 Develop written guidelines, to be followed by an ordinance, for granting reasonable accommodation for all planning permits	Ongoing, 2011-2013	The City's reasonable accommodations procedure was adopted in 2014. This procedure is designed to provide flexibility in the application of the Planning Code for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities, and is codified in OPC Section 17.131 Reasonable Accommodations Policy and Procedure.
<b>Policy 6.3: Promote Regional Efforts to Expand Housing Choice</b>	6.3.1 Regional Housing Needs Allocation	Ongoing, 2007-2014	The City has actively advocated for a more equitable distribution of affordable housing through its participation in the Sustainable Communities Strategy (SCS) process and its participation on the Housing Methodology Committee that will determine the allocation process for the next Housing Element cycle. The RHNA process was completed in 2012.
<b>Policy 6.4: Fair Lending</b>	6.4.1 Community Credit Needs Assessment	Ongoing, 2007-2014	In June 2012, City Council adopted a resolution certifying local banks that met their Fair Share Goals and those that participated in the survey but did not meet the goals. The certifications were based on a Linked Banking Services Survey conducted in November 2011. In July 2012 the city adopted a resolution revising and updating the City's Linked Banking Ordinance by specifying changes to the next survey and RFP cycle (typically every 3-5 years). In 2013, City of Oakland's Fiscal Services Department issued an RFP for banking services. In 2014, Fiscal Services finalized the selection of new vendors from the list of certified banks, and city council approved the selection of new vendor JP Morgan Chase Bank.
	6.4.2 Community Reinvestment Activities	Ongoing, 2007-2014	The City continues to implement community reinvestment programs that include: 1) encouraging private, for-profit lending and investment practices that overcome housing discrimination and meets the needs of all Oakland households and neighborhoods, expands opportunities for homeownership, and discourages discrimination in lending, 2) working with selected lenders as partners in the City's first-time homebuyer programs, 3) working with other jurisdictions and organizations to strengthen state legislation, 4) participating in joint City, California Reinvestment Coalition and industry efforts to create new programs and promote existing lending programs. The City also launched in 2013 a public/private partnership to revitalize the International Boulevard Corridor, a new transit-oriented corridor that is currently home to the City's greatest socio-economic diversity as well as crime and violence. In order to help vulnerable residents access legal and other services, the City launched a one-stop Housing Assistance Center in 2013.
	6.4.3 Predatory Lending Controls	Ongoing, 2007-2014	Activities are focused on addressing the foreclosure crisis through events, door-to-door and community outreach, counseling and partnerships. In 2014, the City used fines and penalties from its defaulted and foreclosed properties program to fund a nonprofit organization to provide legal services to homeowners, residents struggling with debt or credit issues and victims of predatory lending schemes. Additionally, the City continued foreclosure recovery activities, including: 1) new renter and homeowner assistance; 2) community services including door-to-door outreach in neighborhoods hit hardest by the foreclosure crisis; 3) legal advocacy for homeowners at risk of losing their homes, including loan modification assistance; and 4) tenant counseling and legal services.
<b>Goal 7: Promote Sustainable Development and Sustainable Communities</b>			

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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
<b>Policy 7.1: Sustainable Residential Development Programs</b>	7.1.1 Promote Green Building Design for Private Development	Ongoing, 2007-2014	In 2014, the City continues to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance. The website continues to provide information to developers: <a href="http://www.oaklandgreenbuilding.com">www.oaklandgreenbuilding.com</a> . The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.
	7.1.2 Remove Barriers to Green Building Design for Private Development	Ongoing, 2007-2014	A multi-year public review process led to the adoption, in October 2010, of the Oakland Green Building ordinance, which removes barriers to green building techniques and requires new housing construction and residential addition and alteration projects to follow Build it Green or LEED for Homes guidelines.
	7.1.3 Consider Requiring Green Building Design for Private Development	Adopted, 2010	In October, 2010, Oakland adopted a wide-ranging Green Building ordinance for residential development. New single-family multifamily construction, and renovations to single family homes over 1,000 square feet must follow the standards and best practices from Build it Green, and LEED for Homes. The Ordinance was updated in July, 2014 concurrent with the effective date of the 2013 Energy Code to include green building requirements for multi-family additions and alterations. See website: <a href="http://www.oaklandgreenbuilding.com">www.oaklandgreenbuilding.com</a>
	7.1.4 Require Green Building Design requirements for City-funded Development	Ongoing, 2007-2014	The City adopted its Green Building ordinance in October 2010 and in 2014, continues 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.
<b>Policy 7.2: Minimize Energy Consumption</b>	7.2.1 Energy and Climate Action Plan	Completed, 2012	The Oakland City Council adopted the Energy and Climate Action Plan (ECAP) in December 2012.
	7.2.2 Alternative Energy Production	Ongoing, 2007-2014	In October, 2010, Oakland adopted a wide-ranging Green Building ordinance for residential development. New multifamily construction, and renovations over 1,000 square feet must follow the standards and best practices from Build it Green, and LEED for Homes, which includes alternative energy production. In addition, the City standardized and streamlined its solar permitting process for residential buildings. Over the planning period of 2007-2013, there were 1,400 photovoltaic permits issued and finalized in Oakland.
	7.2.3 Technical Assistance	Ongoing, 2007-2014	Technical assistance is available from City staff at the Green Building information center, as well as from StopWaste.org.
<b>Policy 7.3: Foster Low-Carbon Emissions and Development</b>	7.3.1 Infill Planning Code Requirements	Completed, 2011	The Citywide Zoning update, adopted in 2011, revised property development standards, particularly infill sites on or near the commercial corridors, with an aim to encourage infill development.
	7.3.2 Transit Proximity	Completed, 2011	The Citywide Zoning update, adopted in 2011, revised property development standards to conform to the Land Use and Transportation Element, and in some cases, increased densities on sites near transit stops.

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	7.3.3 Mixed Use Development Incentives	Completed, 2011	The Citywide Zoning update, adopted in 2011, permitted mixed use development in nearly all commercially zoned areas (except the Hegenberger Corridor). Even in high density residential areas, ground floor commercial is permitted. In several commercial zones, ground floor commercial activities are required, and new design standards for the appearance of ground floor commercial encourages pedestrian activity.
	7.3.4 Transit-Oriented Development	Ongoing, 2008-2014	Multi-family construction at MacArthur BART continued in 2014, with the Bridge Housing development under construction in 2014; The Lake Merritt BART Station Specific Plan and the West Oakland Specific Plans were each adopted in 2014, both of which encourage new development near BART stations.
	7.3.5 Implement SB 375 provisions when adopted	Ongoing, 2008-2014	City staff worked with ABAG and MTC, developing the region's Sustainable Communities Strategy, required by SB 375, which resulted in "Plan Bay Area" – a coordinated plan for accommodating the region's housing need while reducing green house gas emissions. "Plan Bay Area" was adopted in July, 2013. The City will continue to encourage new housing development in Priority Development Area (PDA's) as identified in "Plan Bay Area." This action will be continued into the 2015 Housing Element.
<b>Policy 7.4: Minimize Environmental Impacts from New Housing</b>	7.4.1 Compact Building Design	Ongoing, 2007-2014	Ongoing. The new Central Business District regulations include compact development requirements including tower siting regulations and the provision that parking must be structured (no surface parking allowed).
	7.4.2 Water Conservation	Ongoing, 2007-2014	In 2014, the City continued to enforce the Oakland Green Building Ordinance has provisions to reduce water consumption, through the application of the Green Point Rated and LEED for Homes checklists. Both systems award points for water efficient landscaping, fixtures, and plumbing systems.
	7.4.3 Waste Reduction	Ongoing, 2007-2014	In 2014, the City continued to require Construction and Debris recycling through the building permit process, and household waste recycling. In addition, the Oakland Green Building ordinance checklists give points for waste reduction efforts.
	7.4.4 Foster Healthy Indoor Air Quality	Ongoing, 2007-2014	In 2014, the City continued to enforce the Oakland Green Building Ordinance has provisions to improve indoor air quality, through the application of the Green Point Rated and LEED for Homes checklists. Both systems award points for low-VOC materials and reduction of formaldehyde in interior finishes.
	7.4.5 Recycled content of Building Materials	Ongoing, 2007-2014	In 2014, 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.
	7.4.6 Re-Use of Building Materials	Ongoing, 2007-2014	In 2014, the City continued to enforce the Oakland Green Building Ordinance, with provisions for the reuse of building materials in the construction of new multi-family housing, through the application of the Green Point Rated and the LEED for Homes checklists.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<b>Policy 7.5: Promote Household Health and Wellness by Conducting Health Impact Assessments</b>	7.5.1 Health Impact Assessments and Specific Planning Processes	Ongoing, 2010-2014	The principles, if not the form, of health impact assessments are part of the City's 2012 specific planning efforts, in the Central Estuary Area Plan, where buffers for new residential uses and existing industrial uses were created and new safe bike and pedestrian ways are proposed; and in Lake Merritt Station Area Plan where a separately funded Health Risk Assessment informed future iterations of the Plan. Previously, in 2011, the International Boulevard Transit Oriented Development Plan included a chapter about public health of the community. It is not known how effective these measures have been in improving the health of the residents of these areas. This action is not continued in the 2015-2023 Housing Element.
	7.5.2 Health Impact Assessments and the City's Standard Conditions of Approval	Completed, 2011	In 2011, staff incorporated principles from Health Impact Assessments, related to air quality, into an update of the City's Standard Conditions of Approval, mitigating health impacts from either existing uses on new development or impacts from new development.
	7.5.3 Health Impact Assessments and the Zoning Update	Completed, 2011	The Citywide Zoning was adopted in 2011.
<b>Goal 8: Increase Public Access to Information through Technology</b>			

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<b>Policy 8.1: Implementation an Electronic Document Management System</b>	8.1.1 Document Access	Implemented	In December of 2014, the Accela citizen's access weblink went live, providing access to a variety of permit information such as application submittal materials (including plans), staff reports and decision letters.
	8.1.2 Permit Processes and Code Enforcement	Ongoing, 2007-2014	Some basic planning and building permit application forms are currently available online. The Accela software program launched in January 2014 for staff, and became available to the public in December, 2014 (see Objective 8.1.1)
	8.1.3 E-Government Services	Ongoing, 2007-2014	Continued to develop and test the technology to make submittals and payments online; Accela software launched in January, 2014, to staff and to the public in December, 2014.
	8.1.4 Customer Relationship Management System	Ongoing, 2007-2014	The Accela software program launched in 2014 for staff and to the public in December, 2014.
<b>Policy 8.2: On-Line Access to Information</b>	8.2.1 Public Notices and Documents	Ongoing, 2007-2014	No change in 2014: the City redesigned the Planning and Zoning website in 2010, for clarity and better accessibility for the disabled. Planning Commission agenda staff reports are now more convenient to view and are also available through the Accela citizen's access weblink.
	8.2.2 Housing & Community Development Web Site	Ongoing, 2007-2014	No change in 2014: in 2010, the City redesigned the Housing and Community Development website, for clarity and better accessibility for the disabled. Additional information for the public continues to be added regularly.
<b>Policy 8.3: Geographic Information System</b>	8.3.1 Update GIS Parcel Layer	Ongoing 2007-2014	In 2014, the City's GIS team updated the Alameda County Parcel quarterly.
	8.3.2 Web-Based GIS	Ongoing, 2007-2014	The web-based interactive GIS program launched in 2012 and was upgraded in 2014. As of 2014, the City was in negotiations with a company to develop a program linking parcels on a map with permit data.

Table C

Program Implementation Status

<p>Program Description (By Housing Element Program Names)</p>	<p style="text-align: center;"><b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.</p>		
<p style="text-align: center;">Name of Program</p>	<p style="text-align: center;">Objective</p>	<p style="text-align: center;">Timeframe in H.E.</p>	<p style="text-align: center;">Status of Program Implementation</p>

General Comments:

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