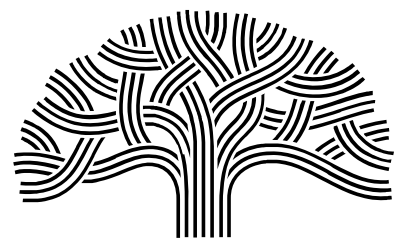


Oakland 2023-2031 Housing Element

Revised Presentation to the City Council

Planning and Building Department
October 18, 2022



**CITY OF
OAKLAND**



Goals for Today's Conversation

1. Update City Council on the status of the 2023-2031 Housing Element Process
2. Provide overview of community engagement feedback to-date
3. Provide summary of State HCD response
4. Solicit feedback from City Council on key policy recommendations and State HCD letter

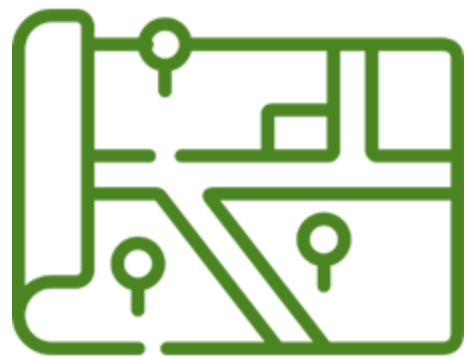
Housing Element Background



Housing Element



- City's **blueprint for housing** Oaklanders, at all economic levels including low income and households with special needs.
- Subject to **state approval** and covers 8 years (2023-2031)
- Must meet the City's projected housing need (known as Regional Housing Needs Allocation)
- Allows the City access to grant opportunities that will benefit housing



Adequate sites

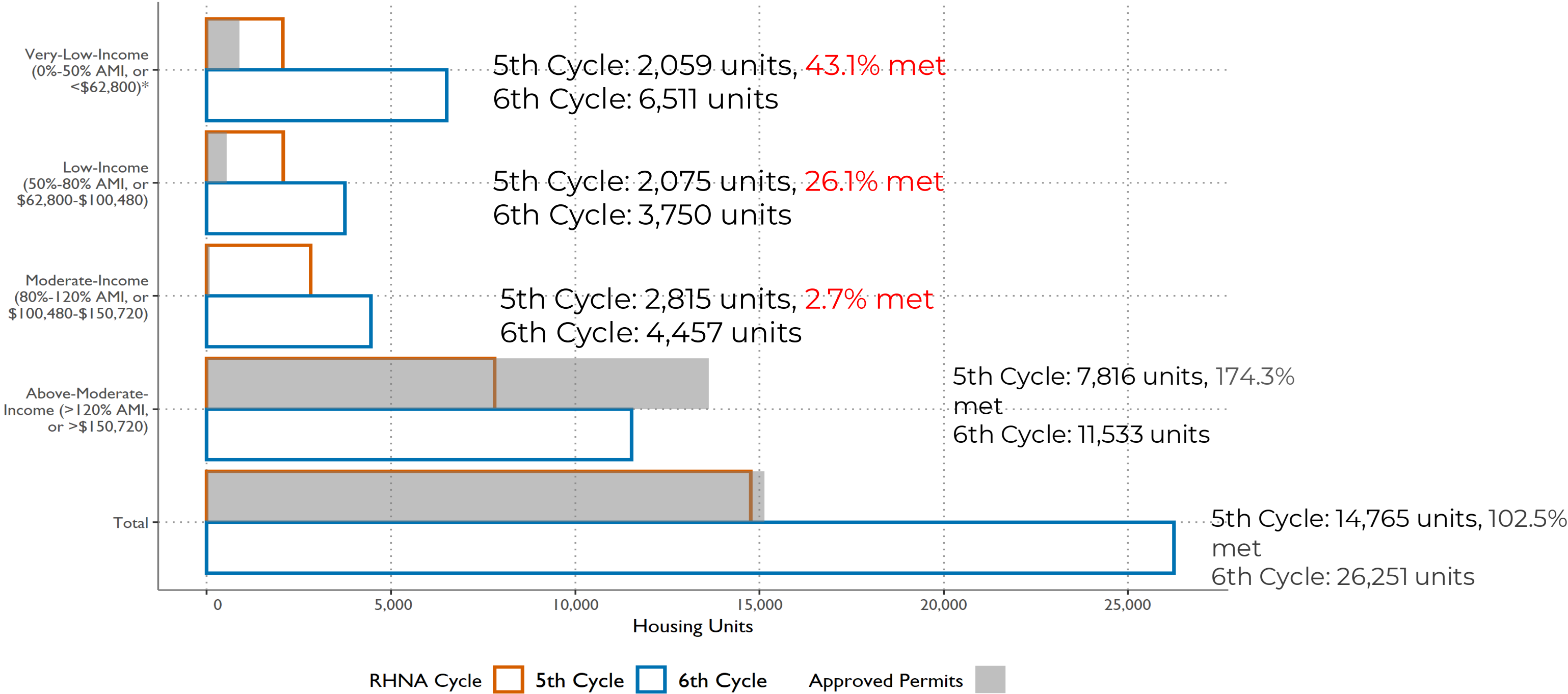


Strategies and Actions

Housing Element Requirements

- AB 686 (Affirmatively Further Fair Housing) - Facilitate **deliberate action** to **explicitly address, combat,** and **relieve disparities** resulting from past patterns of segregation to **foster more inclusive communities**
- AB 215 - **Public review for 30 days** before sending to State HCD for review
- Required Components
 - Community Engagement
 - Assessment of Fair Housing
 - Sites Analysis
 - Evaluation of Past Performance
 - Constraints Analysis
 - Priorities, Goals and Actions
- Penalties for Noncompliance

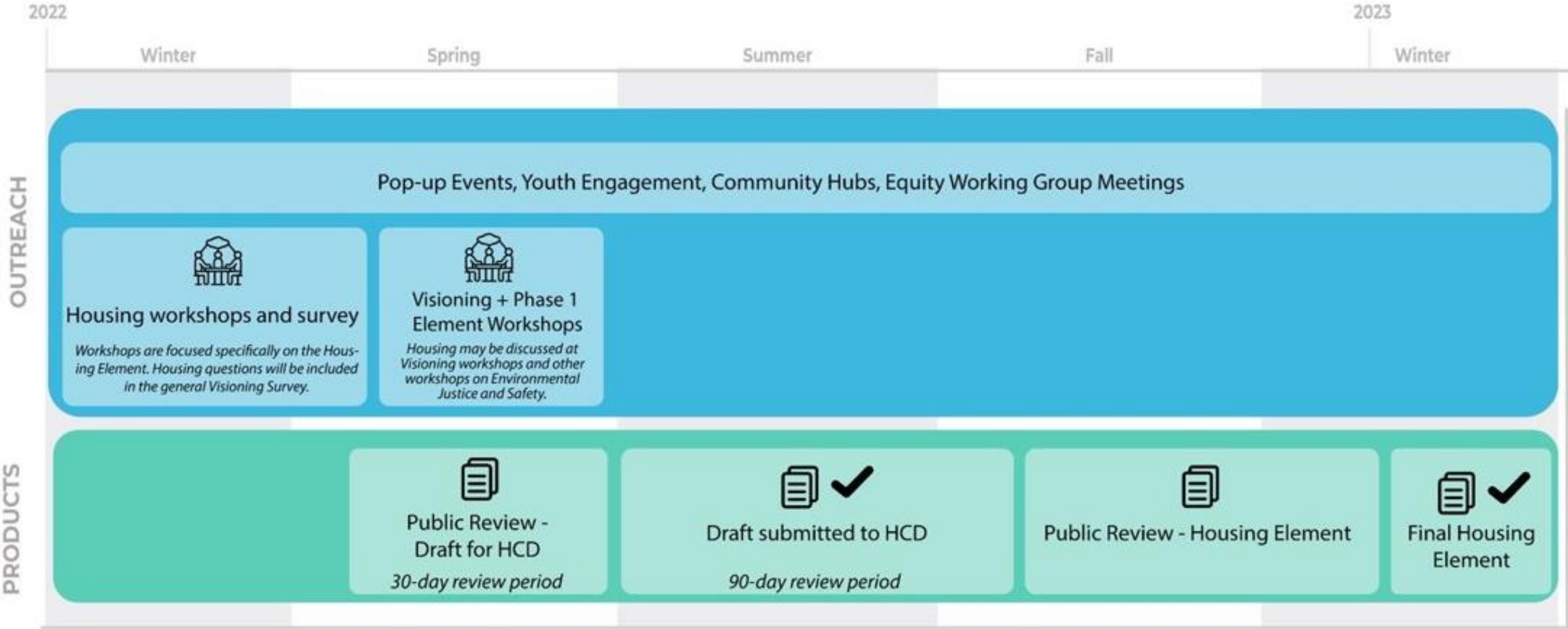
2023-2031 Future Housing Need



*Includes extremely-low-income need, which is assumed to be 50 percent of total very-low-income housing need

Source: ABAG, Final RHNA Plan, December 2021

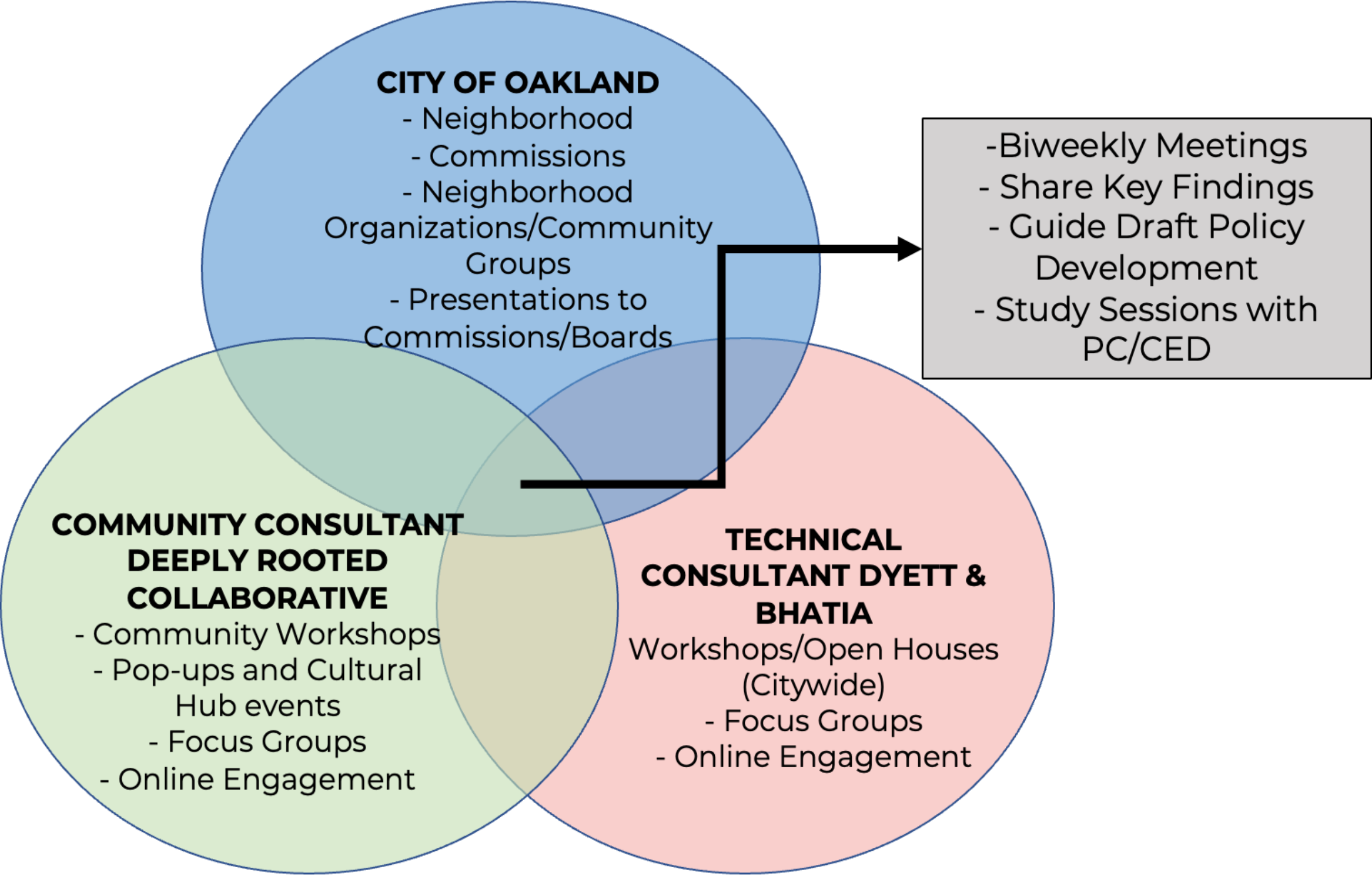
Housing Element Timeline



First Public Review Draft Released: May 2022

Second Public Review Draft: November 2022

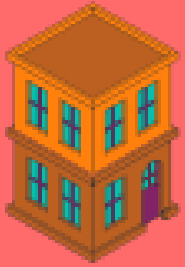
Community Outreach Framework



Engagement to Date

- Community Engagement for Oakland's most impacted residents
 - Working class communities, Communities of color, Unhoused, People with disabilities, Seniors, Formerly incarcerated, Youth, Communities experiencing environmental injustices
- Pop-up and Community Hub Events
- Over 1000 people reached in-person
- Neighborhood Workshops – Townhalls
 - 4 Housing Element Focused Workshops
 - 2 Townhalls and 2 Open House
 - Over 40 presentations to Neighborhood Councils-Community Groups
 - Over 250 participants virtually
- Discussion Groups
- Decisionmaker Meetings
- Online Engagement
- Equity Working Group (EWG)

What We Heard: Key Issues



Housing Affordability

- Lack of rental assistance
- Rents increase, but wages do not
- Seniors and families cannot afford housing



Habitability & Housing Quality

- Landlords do not maintain properties adequately
- Overcrowding
- Mold, lead, water leaks, poor ventilation



Neighborhood (De)Stabilization & Cultural Preservation

- Families losing homes during foreclosure & predatory loan crisis
- Black residents and culture pushed out
- Evictions happen too often



Human Services & Homeless Supports

- City is destroying encampments
- No access to hygiene and shelter
- No financial assistance for food, rent, etc



Housing Production & Location

- Residents living in polluted areas are at-risk of health concerns
- Housing production in high opportunity areas does not curb displacement

What We Heard: Solutions



Housing Affordability

- Build more deeply affordable housing
- Impact fees and inclusionary zoning
- Affordable by design housing



Habitability & Housing Quality

- Proactive inspection system
- Tax credits / programs to help homeowners improve air ventilation
- Improved enforcement for mold cleanup



Neighborhood (De)Stabilization & Cultural Preservation

- Preference policy for displaced ppl in new affordable housing
- Protection from predatory lending
- Fund community land trusts and other co-ownership opportunities



Human Services & Homeless Supports

- Access to bathrooms and showers
- Healthcare and supportive services
- Restructure City's encampment management policy



Housing Production & Location

- Build housing in gentrifying/at-risk and high opportunity areas
- Ensure City-owned land is used for affordable housing
- Consider EJ and climate challenges

Draft 2023-2031 Housing Element: Overview



What's in the Housing Element

Main Chapters

- Chapter 1: Introduction
- Chapter 2: Community Outreach
- Chapter 3: Sites Inventory Summary
- **Chapter 4: Housing Action Plan**

Appendices

- Appendix A: Evaluation of the 2015-2023 Element
- Appendix B: Housing Needs Assessment
- **Appendix C: Sites Inventory**
- Appendix D: Assessment of Fair Housing
- Appendix E: Housing Resources and Opportunities
- Appendix F: Housing Constraints
- Appendix G: Opportunities for Energy Conservation
- Appendix H: Glossary
- Appendix I: Public Outreach Materials

Site Inventory: Housing Location Considerations



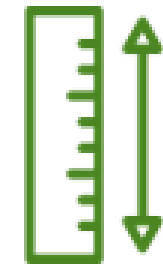
- Safety
(Constraints)



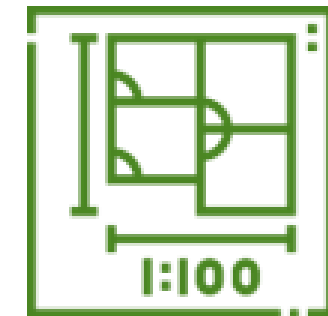
- Accessing
neighborhood
needs



- Improving access to
opportunity and
addressing equity

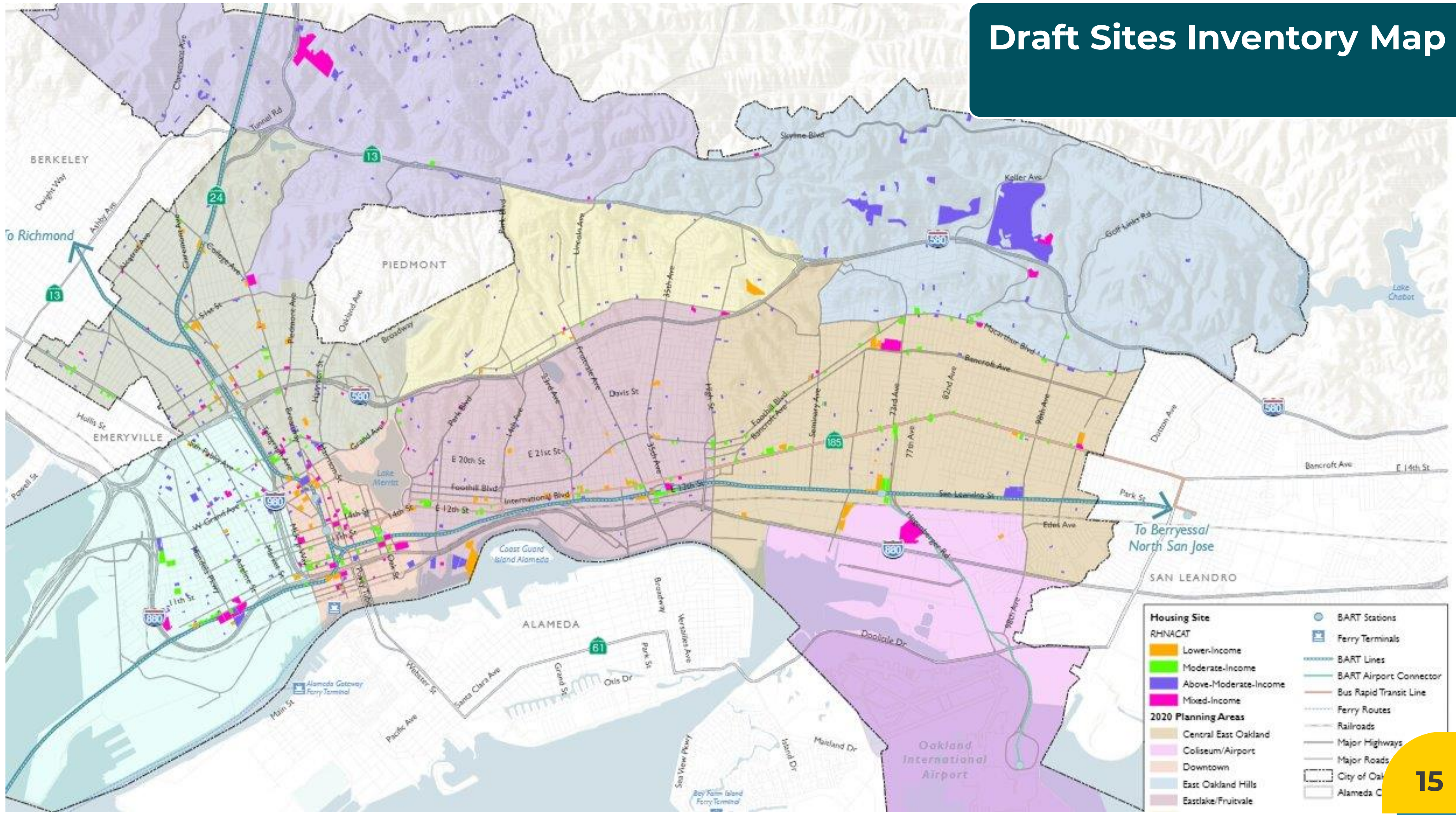


- Lot size



- How many units
can be built
(density)

Draft Sites Inventory Map



Housing Site		2020 Planning Areas	
■	Lower-Income	■	Central East Oakland
■	Moderate-Income	■	Coliseum/Airport
■	Above-Moderate-Income	■	Downtown
■	Mixed-Income	■	East Oakland Hills
		■	Eastlake/Fruitvale

●	BART Stations		City of Oakland
■	Ferry Terminals		Alameda County
—	BART Lines		
—	BART Airport Connector		
—	Bus Rapid Transit Line		
—	Ferry Routes		
—	Railroads		
—	Major Highways		
—	Major Roads		

Housing Action Plan: Policies & Programs

- **Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness**
 - **Enforce Just Cause for Eviction measures**; Continue to implement the Rent Adjustment Program; Monitor neighborhood displacement risk factors;
Continue and expand the Tenant Protection Ordinance
- **Goal 2: Preserve and Improve Existing Affordable Housing Stock**
 - Support home rehabilitation programs; Promote healthy homes and lead-safe housing; **Enforce, monitor, and preserve affordable housing covenants with an emphasis on “at-risk” units**; Provide additional subsidy for residential hotels
- **Goal 3: Expand Affordable Housing Opportunities**
 - **Support community land trusts and other shared equity models; Implement an affordable housing overlay; Develop permanent housing affordable to extremely-low-income (ELI) households on public land**; Develop a project-based rental or operating subsidy program for ELI residents; **Study targeted implementation of an inclusionary housing requirement**

Housing Action Plan: Policies & Programs

- **Goal 4: Address Homelessness and Expand Services for the Unhoused**
 - Expand, improve and maintain crisis response beds; **Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services;** Provide development standards for Low Barrier Navigation Centers
- **Goal 5: Promote Neighborhood Stability and Health**
 - **Provide fair housing services and outreach;** Provide first time homebuyer programs; **Encourage new affordable housing in high resource neighborhoods; Promote development of mixed-income housing to reduce income-based concentration;** Promote infill, transit-oriented development (TOD), and mixed-use development.

Housing Action Plan: What's New?

- Rental housing registry
- **Tenant right to counsel**
- **Proactive rental inspections**
- Anti-speculation tax
- Tenant/Community Opportunity to Purchase Act
- Rental/operating subsidy program for extremely low-income residents
- Universal design strategies
- **Affordable housing overlay zone**
- **Senior/low income ADU incentives**
- Acquisition/equity funds for small sites
- **Zoning changes/update of development standards to promote missing middle housing**
- Inclusionary housing requirement study
- Enhanced Infrastructure Financing District
- **Expand co-governance with unhoused residents**
- **Objective design standards**
- Actions related to vacant property/units
- Disaster reconstruction overlay zone

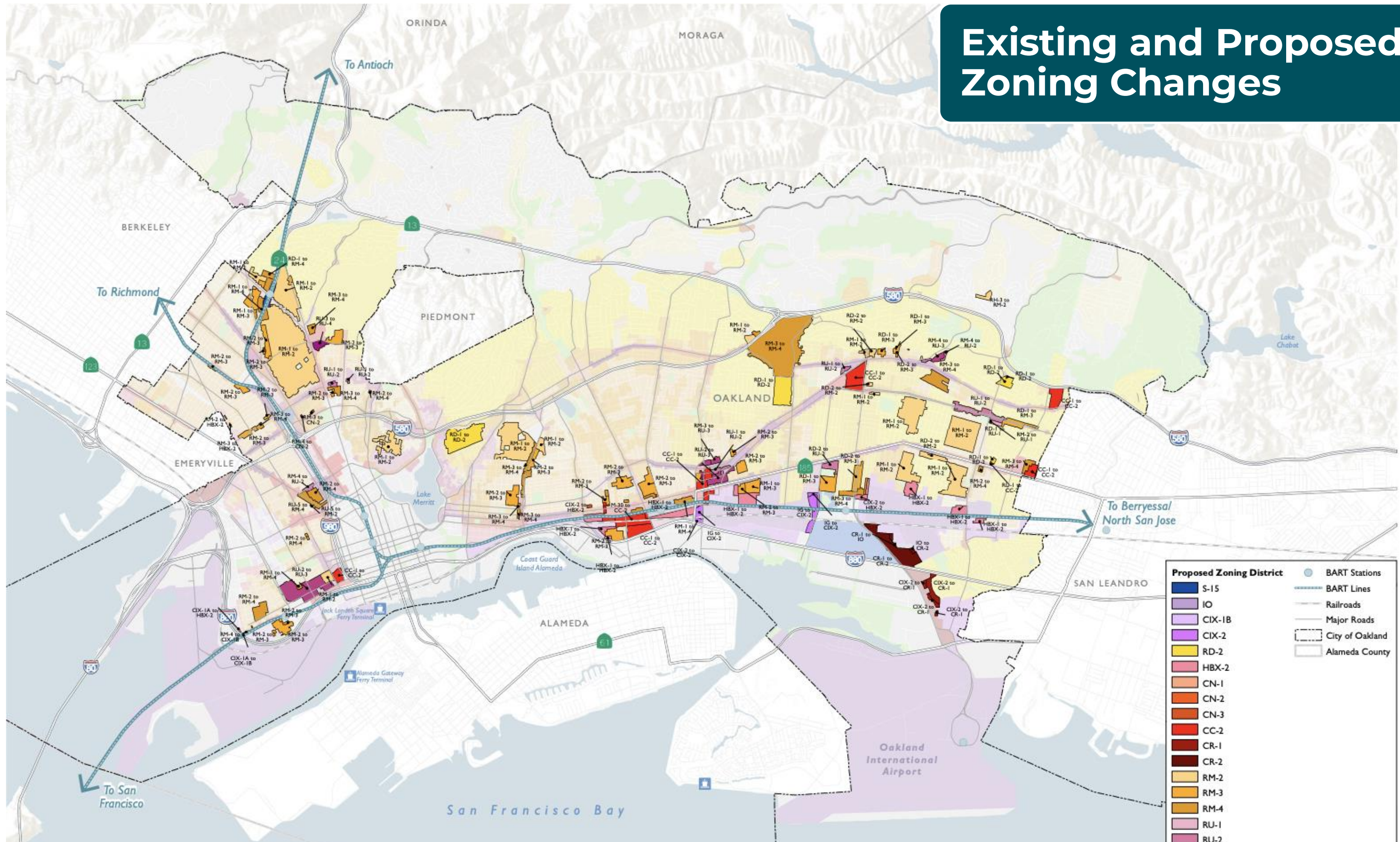
Zoning Reforms to Further Fair Housing

- Affirmatively Further Fair Housing by:
 - **Increasing** housing production capacity
 - Opening up/Unlocking additional **opportunities for affordable** and **“missing middle” housing** in **exclusionary/high-resource neighborhoods**
 - **Reducing exposure** to air pollution, toxic and other environmental hazards in environmental justice communities
- Community feedback to staff to publish preliminary proposal and maps
- Preliminary Zoning Proposal (*published on September 21, 2022*)
 - Missing Middle and Related Planning Code Amendments
 - Affordable Housing Overlay (AHO) Zone
 - Housing Sites Overlay Zone

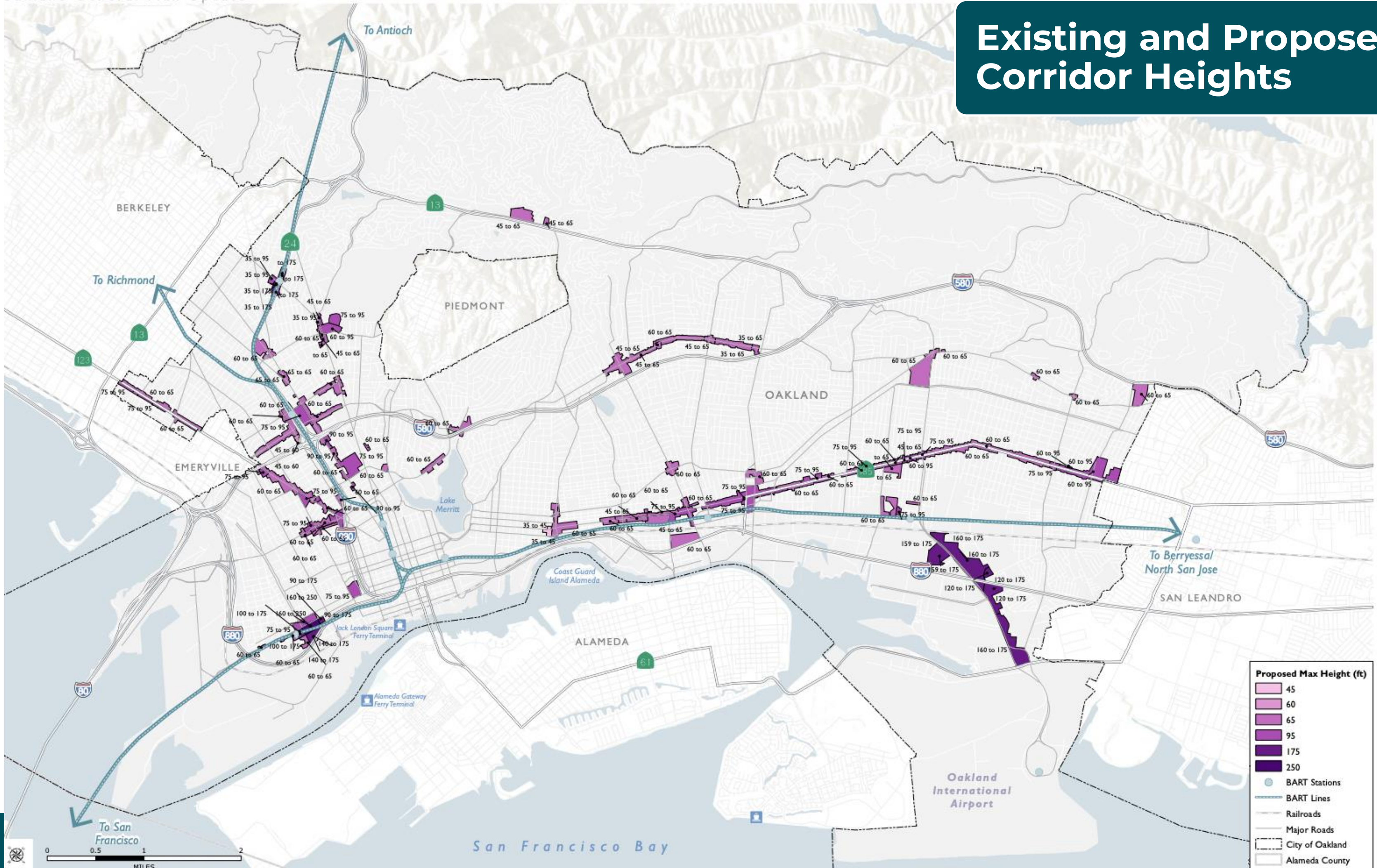
Missing Middle & Related Code Amendments

- Encourage a diversity of housing types in single-family-dominated neighborhoods, along transit corridors, transit proximate areas, and high resource neighborhoods
- Zoning, density and height changes on specific sites in Rockridge
- Increase permitted densities in areas near transit and along transit corridors
- Reduce parking and open space requirements to lower the cost of new housing production.
- Revise open space regulations to allow flexibility on its onsite location and configuration to ensure more of the allowed buildable area can be dedicated to new housing units.
- Remove Conditional Use Permit requirements for grocery stores in food deserts.
- Streamline design review procedures and approve more project types ministerially.
- Remove unnecessary barriers in the Planning Code to the approval of Emergency Shelters.
- Reduce the allowed intensity of commercial and industrial activities permitted in the Housing and Business Mix (HBX) Commercial Zones to minimize impacts on nearby residential uses.
- Minimize the impact of heavier industrial uses in the Commercial Industrial Mix (CIX), General Industrial (IG), and Industrial Office (IO) Zones within certain distances of nearby residential zones.

Existing and Proposed Zoning Changes



Existing and Proposed Corridor Heights



Zoning and Height Changes – Rockridge Sites

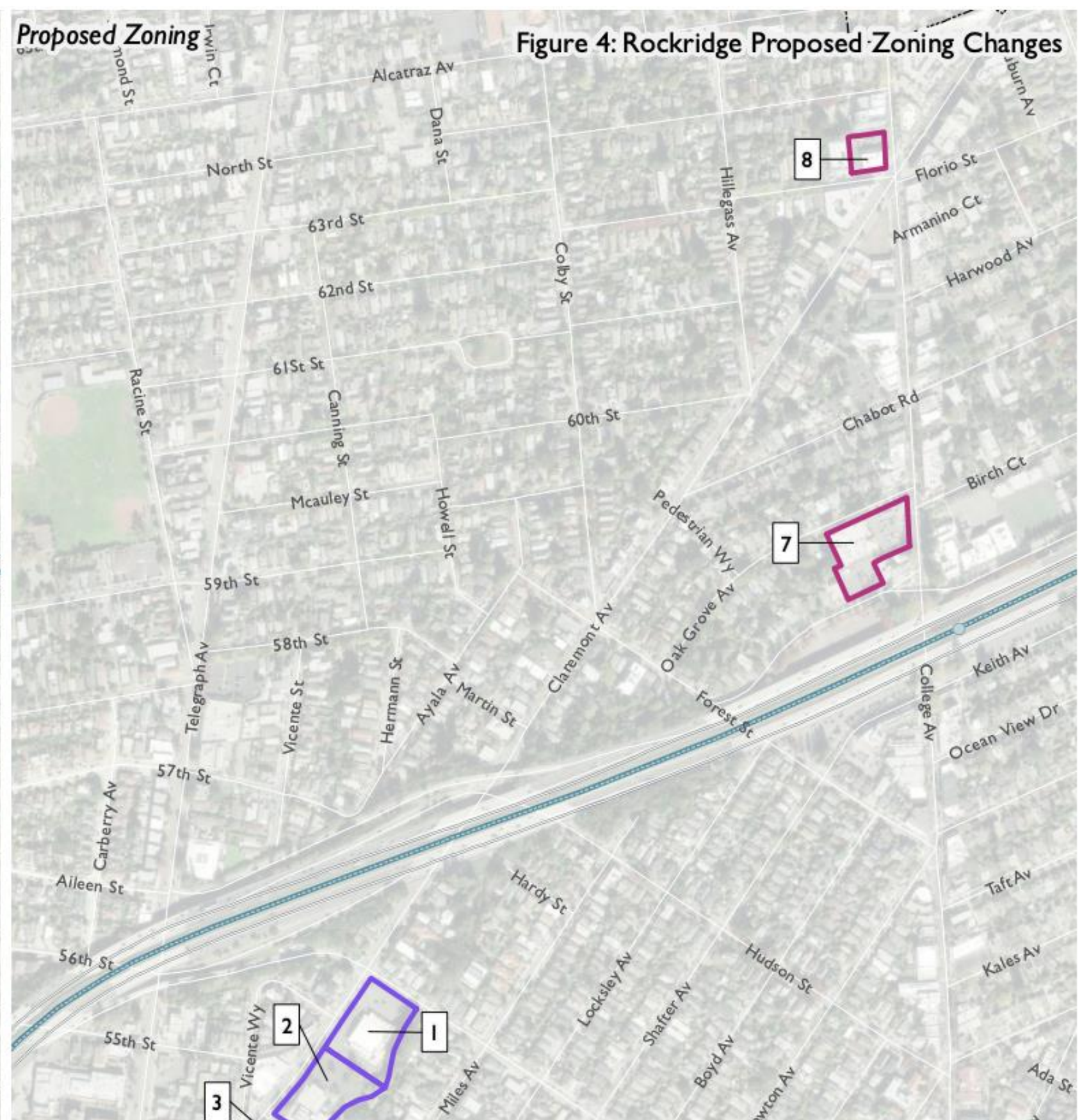
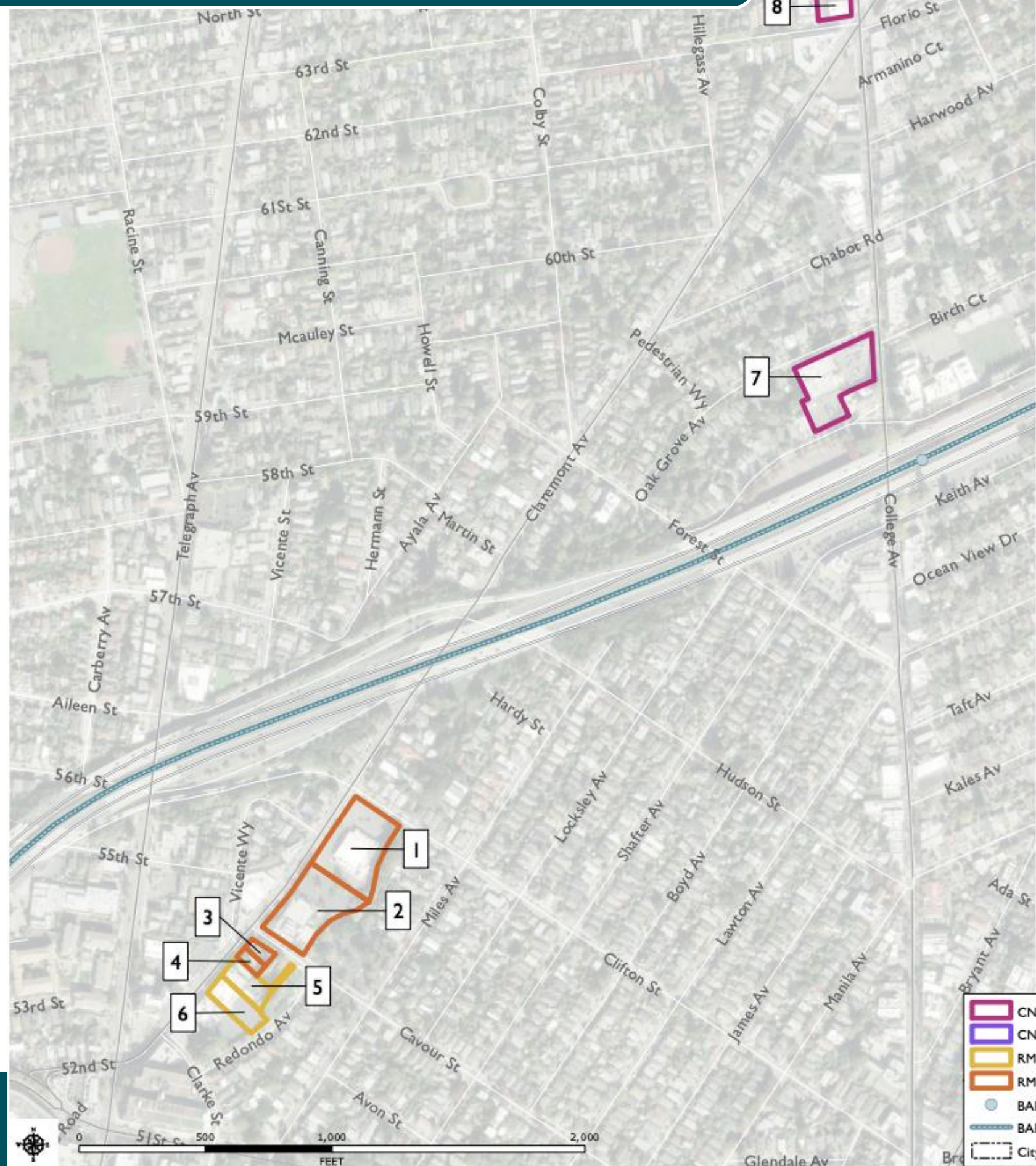


Figure 4: Rockridge Proposed Zoning Changes

Site #	APN	Address	Existing Zoning and Height	Proposed Zoning and Height
1	014 122902103	5354 Claremont Ave	RM-4/C, 35 feet	CN-2, 65 feet
2	014 122901904	5300 Claremont Ave	RM-4/C, 35 feet	CN-2, 65 feet
3	014 122703200	5264 Claremont Ave	RM-4/C, 35 feet	CN-2, No height changes
4	014 122704300	5256 Claremont Ave	RM-4/C, 35 feet	CN-2, No height changes
5	014 122704203	5248 Claremont Ave	RM-2, 35 feet	CN-2, No height changes
6	014 122703707	5232 Claremont Ave	RM-2, 35 feet	CN-2, No height changes
7	014 126604701	5727 College Ave	CN-1, 35 feet	CN-1, 65 feet
8	048A706901000	6209 College Ave	CN-1, 35 feet	CN-1, 65 feet

Affordable Housing Overlay (AHO) Zone

- Create and preserve affordable housing restricted for extremely low, very low, low, and/or moderate-income households
- By-right approvals for 100% affordable housing projects proposed within the AHO Zone
- Allow for a bonus height for eligible affordable housing projects as well as relaxation of other listed development standards, with no maximum density applied to allowed building envelope
- AHO will be applied on top of existing Hillside Residential-4 (RH-4), Detached Unit Residential (RD), Mixed Housing Type Residential (RM), Urban Residential (RU), Housing and Business Mix Commercial (HBX), Central Estuary District (D-CE), Neighborhood Center Commercial (CN), Community Commercial (CC), Central Business District (CBD), Regional Commercial (CR), Transit-Oriented Development Commercial (S-15), Broadway Valdez District (D-BV), Lake Merritt District (D-LM), and Coliseum Area District (D-CO) zones
- Will not be applied initially to areas in the City's designated Very High Fire Hazard Severity Zone (VHFHSZ) or within the S-9 Fire Safety Protection Combining Zone - but the City is studying whether some border areas of the VHFHSZ might be appropriate to be included in the AHO based on further analysis, including emergency evacuation scenarios

Seeking Council Direction on State HCD Letter



Summary of State HCD Comment Letter

The State HCD comment letter acknowledged Oakland's community engagement thus far and recommends revisions to the Draft Housing Element to comply with State requirements. It requests more:

- details on our upcoming housing pipeline and future sites where housing can be built (the "Site Inventory")
- specific timing/action on several policy actions
- details on Oakland's plans to Affirmatively Further Fair Housing (AFFH) by allowing more housing in Rockridge and other "high opportunity" neighborhoods in North Oakland, Dimond, Adams Point, etc.



Council Direction Needed on State HCD Letter

■ State HCD comments on:

■ AFFH Efforts

- Proposed rezoning in high-resource areas – e.g. Rockridge, North Oakland, Adams Point, Dimond, etc.
- Proposed Affordable Housing Overlay

■ Other comments that require Council guidance:

- Follow-up on **future revenue measures** (e.g. real estate transfer tax revamp; vacant property tax; flip tax)
- Response to State's suggestion to revise Action 3.5.3 to establish a **social housing pilot** program (*listed on Page 5 of 12 of the State HCD letter*)
- Guidance on **COPA/TOPA**
- Reducing barriers to **ADU development**

Timeline

- ✓ 1st Public Review of Draft Housing Element – **May 12, 2022 – June 13, 2022**
- ✓ Planning Commission Meeting: **June 1, 2022**
- ✓ Draft Housing Element sent to State Housing and Community Development (HCD) Department for Review: **June 30, 2022**
- ✓ HCD Review of Draft Housing Element – 90-day review period: **June 30, 2022 – September 28, 2022**

NOTE: The Draft Housing Element was still available for public review during this State HCD review period

- ✓ HCD Provided Findings Letter - **September 28, 2022**
- ▶ Staff Incorporate Comments from State and Public – **October – November 2022**
- Public Review of Updated Housing Element – **Late November 2022**
- Focus Groups for Zoning Amendments - **Fall 2022 (Dates TBD)**
- Draft EIR Released – **TBD**
- Planning Commission and City Council Hearings – **Dates TBD**

LEARN MORE

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bit.ly/OaklandGPU