

EXHIBIT A-2

Appendix A: Evaluation of the 2015-2023 Oakland Housing Element

This appendix looks back on the City's 2015-2023 Housing Element to analyze how the City fared in meeting its housing needs over the eight-year period. It additionally evaluates what has worked, what has not, and whether adjustments and new programs may be needed. It also includes an evaluation of the Housing Element's cumulative impacts on special needs. The full plan of action for the current eight-year Housing Element cycle is outlined in Chapter 4, the Housing Action Plan.

The City's previous Housing Element was adopted December 9, 2014, and covered the period from January 31, 2015, to January 31, 2023. California Government Code Section 65588(a) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- The progress in implementation of the housing element; and,
- The effectiveness of the housing element programs on the special needs population.

The City's Regional Housing Needs Allocation (RHNA) for the previous Housing Element planning period was 14,765 new housing units between 2014 and 2022. Of these housing units, 2,059 should be affordable to very low-income households, 2,075 should be affordable to low-income households, and 2,815 should be affordable to moderate income households. More information about the City's progress in meeting its RHNA over the past eight years is provided below, while additional information on the RHNA process generally and Oakland's allocation for the upcoming eight-year period is provided in Appendix C: the Housing Sites Inventory.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market-rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland. Nonetheless, the distribution of unit production in Oakland indicates that current funding sources and land use incentives for affordable housing production remain insufficient to meet Oakland's affordable housing production goals. In its strategic plan, the Oakland Department of Housing and Community Development estimated that annual investment

in affordable housing is roughly \$100 million/year less than required to keep pace with Oakland's affordable housing targets.

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. Some actions do not have discrete timelines and are better suited as higher-level policies. While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions, as well as to adequately meet the needs of special needs groups during the 2023-2031 period.

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A.I Regional Housing Need Allocation Progress

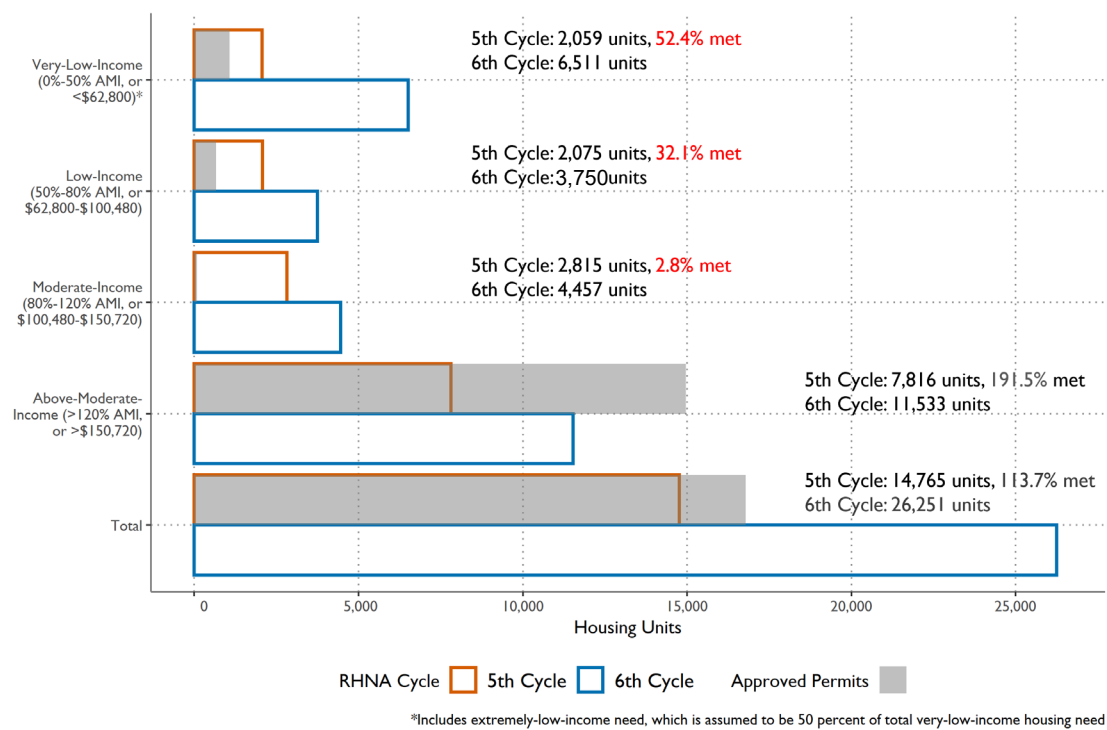
During the 2015-2023 Housing Element period, Oakland's Regional Housing Need Allocation (RHNA) was 14,765 housing units across all income levels. The City identified sites capable of accommodating a total of 18,009 units (123.1 percent of the RHNA). Capacity was derived from four groups: units constructed between January 1, 2014 and March 27, 2014, units receiving planning approvals, units planned, and additional capacity on opportunity sites. During the planning period, approximately 21.1 percent of 5th cycle sites inventory parcels developed with about 3,511 residential units. Most of Oakland's progress toward meeting its 5th cycle RHNA occurred on sites not identified as opportunity sites in the previous Housing Element.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Above-moderate-income permitting during the period reached nearly double the RHNA, and approximately nine above-moderate-income units were permitted for every affordable unit. These numbers largely reflect the strong market conditions and high housing prices present since recovery from the Great Recession, increased interest by developers to invest in Oakland, and Oakland's fairly permissive regulatory environment, which together enabled market-rate development. The imbalance in market and affordable housing construction also reflects the significant shortfall in funding sources and other incentives available for below market-rate housing. This disparity presents a serious equity issue in the number of homes available at different affordability levels. The COVID-19 pandemic is also likely to have a lasting impact on available City resources and housing needs in Oakland – including changes in building patterns and preferences that may increase development costs.

Unfortunately, recent studies have shown that the RHNA process asks cities to plan for more than 10 times the amount of subsidized housing than can be funded with existing funding sources, which must cover escalating land, construction, and labor costs.¹ Further, in line with State objectives, the City prioritizes deeper affordability when funding is available, hence the lack of moderate-income units during the previous planning period. Nonetheless, Oakland recognizes that more can and should be done to close the gap on affordable housing construction.

¹ Paavo et al., A Flawed Law: Reforming California's Housing Element (2019), UCLA Lewis Center for Regional Policy Studies, available at <https://www.lewis.ucla.edu/research/flawed-law-reforming-california-housing-element/> (last accessed March 30, 2022).

Chart A-1: Progress Towards Meeting the RHNA, 2015-2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2021; ABAG, Final RHNA Plan, December 2021

In the seven years between 2015 and 2021, the City permitted a total of 1,079 very-low-income units (including extremely-low-income units), 666 low-income units, 78 moderate-income units, and 14,966 above-moderate-income units.² These numbers reflect affordability provided specifically through deed restrictions that guarantee the units will remain affordable to the specified income category for years to come, but does not take into account newly constructed units that may naturally be affordable to lower income households, nor does it reflect existing units that may become affordable to lower income families due to market conditions and unit age. See **Chart A-1** for a comparison of approval rates to the 5th cycle RHNA, as well as a comparison to the increased 6th cycle allocation.

The Bay Area has been in the midst of an acute housing shortage or “crisis” since the end of the Great Recession (late 2009), which has continued unabated as of early 2022. The roots of the crisis lie in the significant mismatch between housing demand and housing production. This is reflected in dramatically increasing housing costs for renters and homebuyers, and increasing overcrowding and homelessness. As is discussed in Appendices B and F, the affordability gap for moderate- and

² State HCD counts new housing units issued a building permit for purposes of assessing progress towards meeting RHNA. Prior to 2017, annual progress reports did not include “certificate of occupancy” as a reporting category. Thus, accurate counts of housing built during the 5th Cycle RHNA are not available.

lower-income residents—the gap between existing housing costs and affordable housing costs—is continuing to grow. This gap is partly exacerbated by the high costs of development and the limited amount of State and local funding for affordable housing, including income disparity, the impacts of the tech sector and regional market forces in the Bay Area, and the COVID-19 pandemic, among other regional, State, and national factors. Other local factors, including City permitting processes and neighborhood sentiment have also contributed to constrained housing production rates. However, as noted in Appendix F, the City has permitted lower-income housing at rates comparable to other cities in Alameda County. To further address the housing crisis, the City passed Measure KK in 2016 to help fund affordable housing development – the revenues generated from this bond have already been spent and fully allocated. Further, the Affordable Housing Impact Fee was passed in 2016, and the Race and Equity Department was formed to address racial disparities in Oakland.

A.2 Evaluation of Goals, Policies, and Actions

ASSESSMENT OF GOALS AND POLICIES

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. The accomplishments of the goals and policies of the previous Housing Element is summarized in **Table A-1** below. This is a high-level analysis meant to inform broad changes in the City’s goals and policies, and the 2023-2031 Housing Element carries forward and consolidates goals and policies where appropriate.

ASSESSMENT OF ACTIONS

The policy actions contained within the previous Housing Element—131 in total—include several duplicative or overlapping actions. Some actions do not have discrete timelines and are better suited as higher-level policies. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions. A detailed assessment of each housing action is provided in **Table A-2** below. The evaluation is based on input from a variety of City departments and agencies – including Oakland Housing and Community Development (Oakland HCD), the Planning and Building Department, the Human Services Department, and Oakland Public Works.

While housing actions are individually evaluated in Table A-2, the Housing Element must also assess the cumulative impact of housing actions on special needs groups. Goal 6, and all policies contained within it, addresses fair housing issues and promotes actions to meet the housing needs of statutorily protected groups, many of which are considered “special needs.” Further, policies 2.5, 2.6, 2.9, and 5.4 directly address a variety of special housing needs such as seniors, large families, extremely-low-income household, and persons experiencing homelessness. There are over 20 actions directly aimed at special needs groups – including persons experiencing homelessness, persons with a disability, the elderly, female-headed households, extremely-low-income households, and persons with HIV/AIDs.³

³ Actions related to special needs groups include the following: 2.5.1, 2.5.2, 2.5.3, 2.6.1, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7, 2.9.8, 3.1.2, 4.3.2, 4.3.3, 5.4.1, 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.2.1, 6.2.2, and 6.4.3.

While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. As indicated in Appendix B, the housing crisis has continued throughout the 2015 to 2023 period and rates of homelessness have drastically increased. Appendix F provides an assessment of the constraints to housing production and identifies potential reasons why the City fell short of meeting its RHNA. While discrete City actions may be effective, more comprehensive steps must be taken to encourage the production of emergency shelters and transitional and supportive housing, as well as housing affordable to lower-income groups. The Permanent Access to Housing (PATH) Framework to address homelessness represents one such approach that the City should continue to implement.⁴ Other steps the City will take to adequately meet the needs of special needs groups during the 2023-2031 period are described in the Housing Action Plan.

⁴ The PATH Framework is the City's updated five-year approach to address homelessness in Oakland, based on the following themes: 1. Prevention strategies to keep people from becoming homeless; 2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and; 3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness. More information is available on the City's website: <https://www.oaklandca.gov/resources/learn-more-about-our-homelessness-strategy>.

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>Goals/Policies</i>	<i>Accomplishments</i>
Goal 1 – Provide Adequate Sites Suitable for Housing for All Income Groups	
<p><i>Policy 1.1 – Priority Development Areas Housing Program.</i> The City will target development and marketing resources in Priority Development Areas (PDAs), and in areas for which Specific Plans have been completed or are underway. (See also Policy 7.3.)</p>	<p>While Oakland met its overall housing production goals, it did not meet the 5th Cycle RHNA for lower- and moderate-income households. During this period, the City implemented a number of actions to encourage residential development at all income levels. This includes the adoption of the Priority Development Areas, expedited review processes, development along International Boulevard with multiple affordable projects, micro-living units proposed in the Draft Downtown Oakland Specific Plan, residential development in specific plans, and encouragement of alternative housing like ADUs, manufactured housing, and live/work units.</p> <p>Because a significant portion of development occurred on sites that were not identified as opportunity sites in the 5th Cycle, the City has maintained an adequate supply of land to meet its 5th Cycle RHNA. Appendix C identifies additional sites for Oakland’s 6th Cycle RHNA.</p> <p>This priority area was also identified in the 2015 report, “A Roadmap Towards Equity: Housing Solutions for Oakland, California,” particularly additional production strategies.</p>
<p><i>Policy 1.2 – Availability of Land.</i> Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).</p>	
<p><i>Policy 1.3 – Appropriate Locations and Densities for Housing.</i> The City’s Strategic Planning Division initiated five Specific Plans and one Area Plan during the 2007-2014 Housing Element period, which will further the housing location and density objectives contained in the recently completed residential and commercial zoning update. The Lake Merritt Station Area (Specific) Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan, Coliseum Area Specific Plan, and Central Estuary Area Plan included extensive community outreach processes and have resulted in specific zoning proposals. These Specific and Area Plans will facilitate the construction of nearly 17,000 new housing units in the City of Oakland.</p> <p>The completion of the Specific and Area Plans will provide these substantial housing gains in two respects: environmental clearance and community buy-in for future housing projects. Each planning process involved extensive community participation which culminated with significant community buy-in to the policies and development framework outlined in the plans, thus minimizing possible community opposition to future housing development projects.</p>	
<p><i>Policy 1.4 – Secondary Units.</i> Support the construction of secondary units in single-family zones and recognize these units as an important source of affordable housing.</p>	
<p><i>Policy 1.5 – Manufactured Housing.</i> Provide for the inclusion of manufactured housing in appropriate locations.</p>	
<p><i>Policy 1.6 – Adaptive Reuse.</i></p>	

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<i>Goals/Policies</i>	<i>Accomplishments</i>
Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.	
<p><i>Policy 1.7 – Regional Housing Needs.</i> The City of Oakland will strive to meet its fair share of housing needed in the Bay Area region.</p>	
Goal 2 – Promote the Development of Adequate Housing for Low- and Moderate-Income Households	
<p><i>Policy 2.1 – Affordable Housing Development Programs.</i> Provide financing for the development of affordable housing for low- and moderate-income households. The City’s financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.</p>	<p>The City has encouraged and promoted affordable housing development through a combination of incentives and funding. City efforts include the release of Notices of Funding Availability (NOFAs), predevelopment loans to non-profits, Oakland Housing Authority resources, first-time homebuyer programs, the Community Buying Program, and other loans. Impact fees, including the Jobs/Housing and Affordable Housing Impact Fee, provide funding to the Affordable Housing Trust Fund. Through the 5th cycle RHNA, there will have been approximately \$150 million in total expenditures on these efforts. However, despite these efforts, the amount of financial resources available for affordable housing has been inadequate to meet the need for low- and moderate-income households.</p> <p>Other City incentives include density bonus provisions, impact fee waivers, promotion of City-owned property, geographic equity and quality in NOFA scoring, as well as promoting community</p>
<p><i>Policy 2.2 – Affordable Homeownership Opportunities.</i> Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.</p>	
<p><i>Policy 2.3 – Density Bonus Program.</i> Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very-low-, low-, and moderate-income households and/or seniors.</p>	
<p><i>Policy 2.4 – Permanently Affordable Homeownership.</i> Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.</p>	
<p><i>Policy 2.5 – Seniors and Other Special Needs.</i> Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.</p>	
<p><i>Policy 2.6 – Large Families.</i> Encourage the development of affordable rental and ownership housing units that can accommodate large families.</p>	
<p><i>Policy 2.7 – Expand Local Funding Sources.</i></p>	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>Goals/Policies</i>	<i>Accomplishments</i>
Increase local resources to support affordable housing development and develop new sources of funding.	land trusts, resale controls, and providing rental assistance.
<i>Policy 2.8 – Rental Assistance.</i> Increase the availability of rental assistance for very-low-income households.	The City also provides funding for special needs housing and implements the PATH strategy for homelessness.
<i>Policy 2.9 – PATH Strategy for the Homeless.</i> Expand the City’s Permanent Access to Housing (PATH) Plan to prevent and end homelessness and increase housing opportunities to the homeless through acquisition, rehabilitation and construction of housing, master leasing and short-term financial assistance	This priority area was also identified in the 2015 report, “A Roadmap Towards Equity: Housing Solutions for Oakland, California,” particularly producing affordable housing for those living at 15 percent AMI and exploring additional funding sources, such as a regional housing bond and home preservation fund.
<i>Policy 2.10 – Promote an Equitable Distribution of Affordable Housing throughout the Community.</i> The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.	
<i>Policy 2.11 – Affordable Housing Preference for Oakland Residents and Workers.</i> Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of Oakland funds provided through its annual Notice of Funding Availability (NOFA) process.	
Goal 3 – Remove Constraints to the Availability and Affordability of Housing for All Income Groups	
<i>Policy 3.1 – Expedite and Simplify Permit Processes.</i> Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.	The City has undertaken a number of efforts to remove housing constraints. Rectified governmental constraints include aligning City regulations pursuant to State law (e.g., reasonable accommodation, transitional/supportive housing permitting, and emergency shelter permitting), prioritizing affordable housing applications, one-stop permitting, development impact fees, and reliance on specific plan EIRs to expedite review. Although the City still implements a discretionary
<i>Policy 3.2 – Flexible Zoning Standards.</i> Allow flexibility in the application of zoning, building, and other regulations.	
<i>Policy 3.3 – Development Fees and Site Improvement Requirements.</i> Reduce the cost of development through reasonable and predictable fees, and improvement of project review standards.	
<i>Policy 3.4 – Intergovernmental Coordination.</i>	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>Goals/Policies</i>	<i>Accomplishments</i>
<p>Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.</p>	<p>design review process, it is currently developing objective design standards.</p>
<p><i>Policy 3.5 – Financing Costs.</i> Reduce financing costs for affordable housing development.</p>	<p>The City continues to engage in community outreach, including with East Bay Housing Organizations (EBHO), the Non-Profit Housing Association of Northern California, the Oakland Property Acquisition Collective, and Bay Area For All Table.</p>
<p><i>Policy 3.6 – Environmental Constraints.</i> Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.</p>	
<p><i>Policy 3.7 – Community Outreach and Education.</i> Increase public acceptance and understanding of affordable development and related issues through community outreach.</p>	
Goal 4 – Conserve and Improve Older Housing and Neighborhoods	
<p><i>Policy 4.1 – Housing Rehabilitation Loan Programs.</i> Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very-low- and low-income households.</p>	<p>The City continues to offer rehabilitation loans to lower- and moderate-income households through multiple programs—such as the Home Maintenance and Improvement Program (HMIP)—and responds to housing maintenance issues through Code Enforcement Services. Other conservation and improvement efforts include the Community Buying Program, Mills Act Contracts, residential hotel (SRO) preservation requirements, and the Uniform Residential Tenant Relocation Ordinance. This priority area was also identified in the 2015 report, “A Roadmap Towards Equity: Housing</p>
<p><i>Policy 4.2 – Blight Abatement.</i> To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.</p>	
<p><i>Policy 4.3 – Housing Preservation and Rehabilitation.</i> Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the Mills Act program.</p>	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>Goals/Policies</i>	<i>Accomplishments</i>
<p><i>Policy 4.4 – Anti-Displacement of City of Oakland Residents.</i> The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low-income residents, including both publicly assisted and non-assisted housing that currently has affordable rents.</p>	<p>Solutions for Oakland, California,” particularly to address and prevent displacement, passing a seismic retrofit requirement with anti-displacement terms, amendment of the condo conversion ordinance, improved habitability conditions, and incentivization of property owners to contribute to voluntary housing solutions.</p>
Goal 5 – Preserve Affordable Rental Housing	
<p><i>Policy 5.1 – Preservation of At-Risk Housing.</i> Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market-rate housing.</p>	<p>There was no conversion of identified “at-risk” units during the period, although one project was destroyed by a fire. The City also continued to provide financial assistance for affordable development and preservation, including through Oakland Housing Authority resources. Other major programs include the Rent-Adjustment Program, the Just Cause for Eviction Ordinance, the Tenant Protection Ordinance, residential hotel (SRO) preservation requirements, limits on conversion of residential to non-residential uses, and limits on condo conversions.</p>
<p><i>Policy 5.2 – Support for Assisted Projects with Capital Needs.</i> Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.</p>	
<p><i>Policy 5.3 – Rent Adjustment Program.</i> Continue to administer programs to protect existing tenants from unreasonable rent increases.</p>	
<p><i>Policy 5.4 – Preservation of Single Room Occupancy Hotels.</i> Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely-low-income households.</p>	
<p><i>Policy 5.5 – Limitations on Conversion of Residential Property to Non-Residential Use.</i> Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.</p>	
<p><i>Policy 5.6 – Limitations on Conversion of Rental Housing to Condominiums.</i> Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.</p>	

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<i>Goals/Policies</i>	<i>Accomplishments</i>
<p><i>Policy 5.7 – Preserve and Improve Existing Oakland Housing Authority-Owned Housing.</i> Continue to preserve and improve existing Oakland Housing Authority-owned rental housing.</p>	
<p>Goal 6 – Promote Equal Housing Opportunity</p>	
<p><i>Policy 6.1 – Fair Housing Actions.</i> Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary. Provide a one-stop resource center to address all housing issues faced by Oakland residents.</p>	<p>During the period, the City continued to work with the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa: Just Cause, and ECHO Fair Housing to provide fair housing services. Other effective actions related to equal housing opportunity include the Oakland Fair Chance Ordinance, publishing disability access and Affirmative Fair Marketing Procedures & Guidelines on the City’s website, reasonable accommodation procedures, Community Credit Needs Assessments, and the Housing Element Annual Progress Report. The City’s Department of Housing and Community Development’s Community Development & Engagement section also provides resources.</p>
<p><i>Policy 6.2 – Reasonable Accommodations.</i> Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services.</p>	
<p><i>Policy 6.3 – Promote Regional Efforts to Expand Housing Choice.</i> Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing.</p>	
<p><i>Policy 6.4 – Fair Lending.</i> Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.</p>	
<p><i>Policy 6.5 – Accountability.</i> Work to promote accountability by City to the policies it has slated in the Housing Element.</p>	
<p>Goal 7 – Promote Sustainable Development and Sustainable Communities</p>	
<p><i>Policy 7.1 – Sustainable Residential Development Programs.</i> In conjunction with the City’s adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.</p>	<p>The City continues to operate the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). Other actions related to sustainability include the promotion of solar energy, collaborations with Energy Upgrade California in Alameda County, Bay Area Regional Energy Network (BayREN), and East</p>
<p><i>Policy 7.2 – Minimize Energy and Water Consumption.</i></p>	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>Goals/Policies</i>	<i>Accomplishments</i>
Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.	Bay Energy Watch (EBEW), and the promotion of mixed-use development, transit-oriented development, and development in PDAs.
<p><i>Policy 7.3 – Encourage Development that reduces Carbon Emissions.</i></p> <p>Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.</p>	<p>In 2016, the City released the "Resilient Oakland Playbook," while in July 2020, the City Council adopted the Equitable Climate Action Plan. Further, in 2021 the City adopted a new 2021-2026 Local Hazard Mitigation Plan.</p>
<p><i>Policy 7.4 – Minimize Environmental Impacts from New Housing.</i></p> <p>Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.</p>	
<p><i>Policy 7.5 – Climate Adaptation and Neighborhood Resiliency.</i></p> <p>Continue to study the potential local effects of climate change in collaboration with local and regional partners, such as BCDC. Identify potential adaptation strategies to improve community resilience to climate change, and integrate these strategies in new development, where appropriate.</p>	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
GOAL 1: Provide Adequate Sites Suitable for Housing for All Income Groups						
POLICY 1.1: Priority Development Areas - Housing Program						
ACTION 1.1.1	<i>Site Identification.</i> Conduct an inventory of vacant and underutilized land within the City’s PDAs including the MacArthur BART Station Area, West Oakland, Downtown/Jack London Square Area, Fruitvale/Dimond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Bureau of Planning	Keep updated inventory on the City’s website, 2016-2023	The City has not yet conducted an inventory of vacant and underutilized land within the City’s Priority Development Areas (PDA). The PDA designations were updated in 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. The 2020 Adopted Priority Development Areas (PDAs) map is available on the City's website: https://www.oaklandca.gov/document/s/priority-development-areas-pdas-1 In addition, these updated PDAs can also be found on MTC's website: https://mtc.ca.gov/planning/land-use/priority-development-areas-pdas	Directing new development within Oakland’s designated PDAs remains an effective method to bring transit, jobs, and housing together with the overarching goals of increasing housing options and reducing greenhouse gas emissions. This action is an effective method of targeting development and marketing resources in Priority Development Areas (PDAs).	The action is appropriate to the Housing Element. In addition, in recognition of the need to affirmatively further fair housing by creating housing opportunities within formerly exclusionary neighborhoods, the Housing Action Plan (Chapter 4) proposes actions that also expand housing opportunities more broadly.
ACTION 1.1.2	<i>Expedited Review.</i>	Bureau of Planning &	Ongoing, 2015-23	From 2015-2021, Planners in the Bureau of Planning processed planning	The policy is effective. Between	The action is appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>No.</i>	<i>Description</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Status of Implementation</i>	<i>Effectiveness of Action</i>	<i>Appropriateness of Action</i>
	Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.	Bureau of Building		entitlement applications, including for larger developments in Downtown Oakland. In 2016, two new staff were added to the Bureau of Planning to help process entitlements more quickly.	2018-2021 (the period during which State HCD has required that jurisdictions report the number of units issued a completed entitlement for the Annual Progress Report), the City entitled 14 projects with more than 50 units in the Downtown area, or about 3,135 units. In addition, from 2018-2021, 2,323 units were completed in Downtown in developments with more than 50 units. Data from the 2015-2017 period is not readily available due to changes in	meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
					reporting requirements.	
ACTION 1.1.3	<p><i>Streamline Environmental Review.</i> Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).</p>	Bureau of Planning	Ongoing, 2015-23	<p>1) In July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review;</p> <p>2) The City continues to rely on the EIRs adopted for recent Specific Plans as well as the Land Use and Transportation Element of the General Plan when reviewing the CEQA impacts of individual developments; in many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process;</p> <p>3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and</p>	The action is effective.	<p>The action is appropriate to meet Housing Element goals.</p> <p>The Housing Action Plan (Chapter 4) proposes additional actions to streamline environmental review, including through the creation of ministerial permitting processes and adoption of objective design standards. See Action 3.3.5 (Affordable Housing Overlay), Action 3.4.2 (Revise</p>

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
				<p>attended workshops, for a streamlined approach to the review of transportation impacts, and began to work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743; and</p> <p>4) On October 17, 2016, the City of Oakland updated its CEQA Thresholds of Significance Guidelines related to transportation impacts to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.</p>		<p>CUP Requirements), Action 3.4.7 (Objective Design Standards), Action 3.6.3 (Entitlement Reform), Action 3.6.4 (SB 35 Streamlining), Action 4.3.2 (Modular Development Streamlining)</p>
ACTION 1.1.4	<p><i>International Blvd. Community Revitalization Without Displacement Incentive.</i></p> <p>An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations,</p>	<p>Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives</p>	<p>Policy development starting 2014-15</p>	<p>The City continued its work to revitalize the International Boulevard corridor while also working to increase the availability of affordable housing along the corridor.</p> <p>The following affordable housing projects have completed construction</p>	<p>This initiative has been an effective means to improve International Blvd. Corridor’s housing, economic development, health, transportation, and public safety</p>	<p>The initiative is appropriate to meet Housing Element goals.</p>

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>No.</i>	<i>Description</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Status of Implementation</i>	<i>Effectiveness of Action</i>	<i>Appropriateness of Action</i>
	<p>private industry and other partners to improve International Blvd. Corridor’s housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to prevent the displacement of long-time residents and small businesses. Key parts from the City’s award-winning International Boulevard Transit Oriented Development Plan will be implemented.</p>			<p>or are currently underway along this corridor:</p> <ul style="list-style-type: none"> • Camino 23, a 37-unit affordable development at 1245 23rd Avenue and International Boulevard, completed construction in 2019. • Casa Arabella, a 94-unit affordable development adjacent to the Fruitvale BART station and International Boulevard corridor, completed construction in 2019. • Fruitvale Transit Village Phase II-B, a 181-unit affordable development also adjacent to the Fruitvale BART station, is currently under construction. • Ancora Place, a 77-unit affordable development located at 2227 International Blvd, received a commitment of \$4.8 million in City funds, was awarded \$11,740,653 in Multifamily Housing Program (MHP) funds and \$5,602,112 in Infill Infrastructure Grant (IIG) funds from the California 	<p>conditions, as well as to develop strategies that prevent the displacement of long-time residents and small businesses.</p>	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>No.</i>	<i>Description</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Status of Implementation</i>	<i>Effectiveness of Action</i>	<i>Appropriateness of Action</i>
				<p>Department of Housing and Community Development. The developer also received a California Housing Accelerator award in 2022.</p> <ul style="list-style-type: none"> • 3050 International, a 76-unit proposed affordable development, is applying for funding. The developer applied for funding from the City’s New Construction Notice of Funding Available (NOFA) and if awarded, will likely pursue tax credit funding in 2022. • A commercial development located at 2700 International was acquired by the Unity Council, who initiated plans to redevelop the property into a mixed-use affordable housing and commercial development. The Unity Council applied for funding from the City’s New Construction NOFA in January 2022. <p>In 2020, the City of Oakland, in partnership with the East Oakland</p>		

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<i>No.</i>	<i>Description</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Status of Implementation</i>	<i>Effectiveness of Action</i>	<i>Appropriateness of Action</i>
				<p>Neighborhoods Initiative, was awarded a \$28.2 million Transformative Climate Communities (TCC) Implementation Grant. The funds will be allocated to five community revitalization projects, including one 55-unit affordable housing development. TCC’s 95th & International began construction in 2021.</p> <p>Oakland Sustainable Neighborhood Initiative (OSNI) engaged in its final year with the State Department of Conservation Grant for promoting socioeconomic equity on International Blvd Corridor, successfully completing the goals as stated in the grant. Along with OSNI collaborative partners and Community Planning Leaders, the following successful outcomes were achieved:</p> <ul style="list-style-type: none"> • Monthly meetings to collaborate on projects, outreach and International Blvd. Bus Rapid Transit construction updates, continuing with monthly meetings through 2018 to continue collaborating with stakeholders on projects, 		

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				<p>outreach, and small business sustainability.</p> <ul style="list-style-type: none"> • Establishing a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all. • Implementing the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of long-term small businesses, which conducted outreach to over 1,115 businesses along the BRT route, providing technical assistance to 874 businesses, and 2 Business Assistance Grants. • Supporting HOPE Collaborative with implementation of specific segment of the Elmhurst Healthy Neighborhood Plan developed through a community process. • Continuing to work with partners to increase development of affordable housing. 		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
				<ul style="list-style-type: none"> Maintaining the Catalyst Project Sites for readiness and support in bringing them to fruition. 		
ACTION 1.1.5	<p><i>Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.</i></p> <p>Micro-living quarters are defined in the Oakland Planning Code as “a multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits.” Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, D-BV-2</p>	Bureau of Planning	2015-2020	Recent revision to the California Building Code has now allowed for the construction of smaller residential unit sizes. As such, the City of Oakland has focused on expanding incentives for the construction of efficiency dwelling units. In November 2021, City Council approved the Construction Innovation Ordinance, which allows for the provision of efficiency units in residential facilities at twice the otherwise maximum allowable density, similar to the existing standards for rooming units. In the Downtown area, rooming house facilities also remain a permitted facility type. Rooming units are similar to micro-living quarters in that units have shared kitchens instead of individual ones.	Efficiency units are an effective way of creating affordability by design. While the program is new, the City has heard expressed interest in the model from applicants. The micro-living program was ultimately not included in the proposed Downtown Oakland Specific Plan.	With the changes to building code and expanded allowance for efficiency and rooming units, the micro-living quarter building type is no longer needed to meet the goal of permitting “affordable by design” small, high-density units.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
	and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.					
POLICY 1.2: Availability of Land						
ACTION 1.2.1	<i>Land Inventory (Opportunity Sites).</i> Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City’s website after the City Council adopts the Housing Element.	Bureau of Planning	Post to City’s website within 90 days of adoption and final certification (by HCD) of Housing Element	The City’s Detailed Land Inventory can be found on Section 4 and Appendix C of the 2015-2023 Housing Element, which continues to be posted to the City’s web page: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element .	This action is an effective method of maintaining an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	The action is appropriate to the Housing Element.
POLICY 1.3: Appropriate Locations and Densities for Housing						
ACTION 1.3.1	<i>Broadway Valdez Specific Plan (BVSP).</i> Track progress on the approval and completion of the 1,800 housing units included in the development	Bureau of Planning	Ongoing, 2015-23	The Broadway Valdez Specific Plan (BVSP) has far exceeded its original goal of enabling the approval and completion of 1,800 new housing units. As of June 2022, , there are a total of 4,091 housing units in various	The Broadway Valdez Specific Plan was very effective in incentivizing housing with an	The action is appropriate to the Housing Element. The City will continue to track

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

<i>No.</i>	<i>Description</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Status of Implementation</i>	<i>Effectiveness of Action</i>	<i>Appropriateness of Action</i>
	program for the Broadway Valdez Specific Plan (BVSP).			<p>stages of completion within the Broadway Valdez District Specific Plan area:</p> <p>Built (Completed) = 2,194 housing units</p> <p>Under Construction = 450 housing units</p> <p>Building Permit Filed = 728 housing units</p> <p>Approved, but no building permits = 322 housing units</p> <p>Applied for, but not yet approved = 397 housing units</p> <p>The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map</p>	<p>EIR that helped to expedite housing approval as well as letting developers know what the City and the community wanted for this area. The development program that was created for the plan allowed for flexibility with the EIR that different uses could be changed out without having to change the EIR. The number of housing units originally planned for the area was 1,800 units and 2,149 units have already been built so far. With the additional units under construction, filed</p>	<p>progress on the approval and completion of housing units within the BVSP.</p> <p>No further related actions are proposed under the 2023-2031 Housing Element.</p>

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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					for building permits, approved with planning permits, and applied for planning permits there will be a total of 4,091 units.	
ACTION 1.3.2	<p><i>Lake Merritt Station Area Plan (LMSAP).</i></p> <p>Track progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP).</p>	Bureau of Planning	Ongoing, 2015-23	<p>The City continues to track the progress of new, residential Major Projects in the Lake Merritt Station Area. As of 2021, a total of 1,591 new dwelling units have been approved, including: 1,230 market-rate units, 44 moderate-income units, 138 low-income units, 120 very-low-income units, and 59 extremely-low-income units. For more information, please refer to the City’s Major Development Projects List: https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list</p>	<p>The action is an effective method of tracking progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP). While the City has not yet achieved the goal of 4,900 units in the plan area, housing is in various stages of development and</p>	<p>The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the LMSAP.</p> <p>No further related actions are proposed under the 2023-2031 Housing Element.</p>

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
					is anticipated to be constructed in the 6th cycle.	
ACTION 1.3.3	<i>West Oakland Specific Plan.</i> Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the West Oakland Specific Plan (WOSP). As of 2021, a total of 2,442 new dwelling units have been approved, including: 1,819 market-rate units, 156 moderate-income units, 64 low-income units, 300 very-low-income units, and 103 extremely-low-income units. For more information, please refer to the City’s Major Development Projects List: https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	The action is an effective method of tracking progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the WOSP. No further related actions are proposed under the 2023-2031 Housing Element.
ACTION 1.3.4	<i>Coliseum Area Specific Plan (CASP).</i> Track progress on the approval and completion of the 5,000 housing units included in the development	Bureau of Planning	Ongoing, 2015-23	The City continues to post updated maps of proposed projects and developments under construction to the City’s Specific Plan website. See "Project Status Map and Brochure for the Coliseum Area Specific Plan" at: https://www.oaklandca.gov/resources	The action is an effective method of tracking progress on the approval and completion of the 5,000 housing	The action is appropriate to the Housing Element.

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<i>No.</i>	<i>Description</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Status of Implementation</i>	<i>Effectiveness of Action</i>	<i>Appropriateness of Action</i>
	program for the Coliseum Area Specific Plan (CASP).			/read-the-general-plan-amendments-for-the-coliseum-area-specific-plan	units included in the development program for the Coliseum Area Specific Plan (CASP).	
ACTION 1.3.5	<i>Central Estuary Area Plan (CEAP).</i> Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).	Bureau of Planning	Ongoing, 2015-23	The Planning Bureau's interactive major projects GIS map (and associated major projects list) catalogues developments that have at least 25 units or have at least 10,000 sq. ft. total Residential Floor Area, which includes projects in the Central Estuary area. The interactive map is available at: https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739	Permitting housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.	Build out of housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.
ACTION 1.3.6	<i>Promote new housing opportunities in the Estuary Area.</i> With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth), new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former	Bureau of Planning	Ongoing, 2015-23	Progress continued on the development of 465 units of affordable housing serving households between 0-60% of AMI in the Brooklyn Basin development, which will include 3,100 total new units as well as commercial and open space. The affordable units include 258 Project-Based Section 8 vouchers for all phases from the Oakland Housing Authority (OHA), which jointly owns the land	The City's efforts to promote housing opportunities in the Central Estuary Area have borne fruit in the 2015-2023 cycle. 3,100 units of housing, including 465 units of affordable	The objective dovetailed appropriately with the City's Central Estuary Area Plan. As the Brooklyn Basin development nears

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	industrial uses predominated.			<p>with the City. The master developer has proposed adding another 600 units of market-rate housing to the overall project (as well as marina space). This request was heard at the March 23, 2022 Design Review Committee meeting. Support for the proposal to add 600 housing units moved forward and will be heard by the Planning Commission.</p> <p>Construction of the 211 affordable units on Parcel F completed in December 2020 and achieved 100% occupancy in 2021. The Parcel F projects included 101 units of family housing (Paseo Estero) and 110 units of senior housing (Vista Estero).</p> <p>MidPen Housing Corporation, Oakland Housing Authority, and the City entered into a Lease Disposition and Development Agreement on Project 3 (Foon Lok West) on Parcel A in 2019, and closed their loan for the 130-unit Project 3 and started construction in July 2020, and construction continued throughout 2021. MidPen has assembled its financing for Project 4's</p>	<p>housing, are planned, underway, or completed in the Brooklyn Basin development. The City has carried out extensive efforts, including planning and zoning updates, environmental remediation, and direct financial assistance, to provide mixed-income housing in an amenities-rich environment. The City's policies and programs have been highly effective.</p>	<p>completion, this goal should be revised in future housing element cycles.</p>

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No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
				(Foon Lok East) remaining 124 units of family housing, and commenced construction in 2022. With regards to market-rate housing development of Brooklyn Basin, at the end of 2021: Parcels B, C, D, G, H and J are fully entitled (for a total of 1,843 entitled units; of the entitled units, 241 are constructed and occupied).		
POLICY 1.4: Secondary Units						
ACTION 1.4.1	<p><i>Secondary Unit – Parking Solutions.</i></p> <p>Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of a Planning Code update of the City’s parking regulations. Explore the option of eliminating the existing requirement for a separate non-tandem parking space.</p>	Bureau of Planning	2014-2017	<p>The majority of ADUs created in Oakland do not require additional parking because they are located within the 1/2-mile of transit. Tandem parking is also allowed. This has been positive for most areas, except for areas in the Very High Fire Hazard Severity Zone (VHFHSZ) where lots are steep and often do not have off-street parking, streets are narrow, and reliance on cars is very high. Any additional cars that ADUs bring are forced to park on the narrow streets creating emergency access issues and prompting additional resources for enforcement of the no-parking rules.</p>	<p>The ADU program has been very effective in creating additional units of housing without adding additional off-street parking spaces.</p> <p>The number of ADUs permitted annually can be found in the City’s Housing Element Annual Progress Reports (see Table A3 for APRs 2015-2017, and Tables A</p>	<p>The goals of this portion of the ADU ordinance are appropriate in creating additional housing units without the burden of additional parking in transit-rich areas where car ownership can be optional. This preserves valuable lot space for housing or as</p>

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					and A2 for APRs 2018-2021), which are posted to the City’s webpage: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports	valuable open space instead of using it for parking. However, in VHFHSZ and S-9 Zone where roads are narrow and public transit is lacking, off-street parking or replacement of lost parking is required in some areas, consistent with State law.
ACTION 1.4.2	<p><i>Secondary Unit – Setback Solutions.</i></p> <p>Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn’t exceed existing size limits and can meet all the same standards that allow a garage or</p>	Bureau of Planning	2014-2017	The City has been approving ADUs with the regularly required side and rear setbacks according to State law requirements. Existing structures that are converted or rebuilt to ADUs in the same place and to the same dimensions are allowed to remain in their current footprint without complying with any setbacks. Newly built ADUs are only required to comply with 4' side and rear setbacks, which is significantly less than regularly required by local zoning regulations. A	The ADU program has been very effective in creating additional units by converting existing structures on a lot to ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions.	The ADU policy regarding the setbacks is appropriate in creating additional housing by allowing to convert existing structures on a lot into ADUs without any setbacks if they

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	accessory structure in the same location.			recent ordinance amendment further reduces this setback to 3 feet in some cases.	In addition, the 4' required setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.	are converted or rebuilt in the same place and to the same dimensions. Otherwise, the required 4' setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.
POLICY 1.5: Manufactured Housing						
ACTION 1.5.1	<i>Factory-Built Housing.</i> Continue to implement City-adopted regulations that allow manufactured housing in single-family residential districts.	Bureau of Planning	Ongoing, 2015-23	The City continues to permit factory-built housing in all residential & commercial districts. In November 2021, City Council approved the Construction Innovation Ordinance, which amends the Planning Code to allow residential occupancy of recreational vehicles, mobile homes, and manufactured homes in all zoning	Factory-built manufactured housing becomes more common with the ease of construction and the improved appearance and variety of designs.	With the code changes, it is appropriate to allow for construction in any zone where single-family residences are permitted.

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				districts where residential uses are permitted.		
POLICY 1.6: Adaptive Reuse						
ACTION 1.6.1	<i>Live/Work Conversions.</i> Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Bureau of Planning	Ongoing, 2015-23	The City continues to permit live/work conversions, thereby allowing the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions continue to be permitted in Oakland. The State Building Code has been adopted by the City to be applied more uniformly as in other cities.	Given Oakland's extensive stock of formerly industrial and commercial buildings, live/work conversions are appropriate. The Housing Action Plan (Chapter 4) proposes an action (Action 3.2.2) to update and promote live/work and work/live units in Oakland.
POLICY 1.7: Regional Housing Needs						
ACTION 1.7.1	<i>Accommodate 14,765 New Housing Units.</i>	Bureau of Planning	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the	The City has effectively met its RHNA housing	While the goals of this action are appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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	<p>Designate sufficient sites, use the City’s regulatory powers, and provide financial assistance to accommodate at least 14,765 new dwelling units between January 2014 and June 2023. This sum represents the City’s share of the Bay Area region’s housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very-low-, low-, and moderate-income households.</p>			<p>2015-2023 Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation for Oakland. Table A2 in Annual Progress Reports provides details on building starts for each calendar year. See also the City's Land Inventory posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf</p>	<p>allocation for total number of units to be built, but it has not met the goal of the percentage of affordable units and exceeded the number of market-rate units built.</p>	<p>the Housing Element, the proposed action is too broad and is not carried forward as a listed action in the 2023-2031 Housing Element.</p> <p>Chapter 3 and Appendix C provide information on the adequacy of existing zoning in Oakland to accommodate its current Regional Housing Needs, while the Housing Action Plan (Chapter 4) includes a number of actions that the City will implement to</p>

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
						ensure additional housing can be constructed during the eight-year planning period, with a focus on missing middle and affordable housing.
GOAL 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households						
POLICY 2.1: Affordable Housing Development Programs						
ACTION 2.1.1	<p><i>New Construction and Substantial Rehabilitation Housing Development Program.</i></p> <p>Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.</p>	DHCD – Housing Development Services	Ongoing, 2015-23	<p>From 2015-2021, the City has continued to issue NOFA funds pursuant to funding being available. The City released one Notice of Funding Availability (NOFA) in 2021 for New Construction of Multifamily Affordable Housing, with a funding pot of approximately \$15-20 million. Unlike the 2020 New Construction NOFA, which was limited to "Pipeline" projects—projects that had applied for funding in a previous NOFA round—the latest NOFA, for which applications were due in January 2022, was open for all applicants for new rental</p>	The City's NOFAs are effective as the primary method of delivering affordable housing.	This program is highly appropriate and fully consistent with the Housing Element. In future Housing Element cycles, it may be advisable to clarify that NOFAs may be released on a more or less frequent basis

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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				<p>housing proposals. The City also made funding commitments to projects that applied for funding under a NOFA for Acquisition and Conversion to Affordable Housing (ACAH) of existing non-deed restricted projects that was released in late 2020.</p> <p>The City of Oakland will have spent approximately \$150 million on affordable housing for the 2015-2023 Housing Element. More information about City NOFAs is available here: https://www.oaklandca.gov/resources/nofa-opportunities</p>		<p>than annually, to the extent that funding is available.</p>
ACTION 2.1.2	<p><i>Housing Predevelopment Loan and Grant Program.</i> Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.</p>	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to provide predevelopment loans to nonprofit housing organizations for predevelopment expenses. No new projects applied for or received predevelopment loans in 2021.	The City's predevelopment loan program is effective in facilitating predevelopment activities for the construction of affordable housing. Staff may seek adjustments to the maximum loan amount and other terms to	The program is fully appropriate for the development of affordable housing.

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					increase its effectiveness.	
ACTION 2.1.3	<p><i>Utilize Public Housing Resources for New Development.</i></p> <p>Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work (MTW) voucher flexibilities toward the development of new affordable housing for extremely-low-, very-low-, low-, and moderate-income households.</p>	Oakland Housing Authority	Ongoing, 2015-23	<p>In 2015, under MTW authority, Oakland Housing Authority (OHA) promoted development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. In addition, in 2015 OHA completed construction on Lakeside Senior and placed 91 new units in service.</p> <p>Between 2016 and 2018, no public housing resources were utilized for new development activities.</p> <p>The OHA has continued to assist a number of affordable housing developments. In FY 2021, OHA completed construction on the first two phases of Brooklyn Basin closed financing and started construction on Project 3, known as Foon Lok West. An additional 53 units were rehabilitated in OHA’s existing project-based portfolio.</p>	<p>This action has been an effective means of collaborating with the Oakland Housing Authority to maximize the benefit of housing vouchers.</p> <p>OHA’s affordable housing development activity over the past ten years has been strategic, significant and impactful. OHA has developed on its own, or partnered with nine different affordable housing developers, on fifteen major projects adding 1,922 units of new affordable housing</p>	<p>The action is fully appropriate for the expansion of affordable housing opportunities, as long as “public housing” refers to “affordable housing” and not a specific “public housing” program.</p>

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				<ul style="list-style-type: none"> • Brooklyn Basin - OHA in partnership with the City of Oakland and MidPen Housing Corporation is developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. • In FY 2021, Project 3, known as Foon Lok West, which includes 130 units for families and formerly homeless households (65 assisted with PBVs) closed all financing and started construction. • Construction was completed on 211 units (132 assisted with PBVs) at Projects 1 and 2, known as Paseo Estero and Vista Estero. Lease up was completed in 2021 and 101 family units (50 of which are PBV) were leased in Paseo Estero and 110 senior housing units (82 of which are served with PBVs) were leased. • 285 12th Street - OHA is partnering with the East Bay Asian Local Development 	<p>since 2008 with a combined total development cost of over \$763M. OHA’s capital contribution to these projects (\$92M) represents 12% of the overall financing required. In addition to providing capital directly to these projects, OHA awarded 719 project-based vouchers (PBVs) using MTW flexibility, which were used to leverage \$75M in additional private debt financing. OHA’s capital contribution and award of PBVs together contributed approximately 22% of the total cost</p>	

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				<p>Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. OHA has committed to providing PBVs for 16 units. The project received NEPA clearance during FY 2021.</p> <ul style="list-style-type: none"> • 500 Lake Park Avenue – OHA is partnering with EAH Housing to construct a 53-unit affordable housing building with 2,900 square feet of retail space at 500 Lake Park Avenue in the Grand Lake district of Oakland. The project received NEPA clearance in FY 2021. Also, during FY 2021, OHA acquired the land and provided a loan to EAH to continue funding predevelopment activities for the project. • 6946 Foothill Blvd - OHA and its affiliate OHI conducted predevelopment planning to 	<p>for fifteen major projects.</p> <p>OHA strategically purchased the land on 13 of the 15 projects to ensure that the housing will remain in reach of a stable public agency committed to the preservation of affordable housing in perpetuity. The disposition of 1,615 units of scattered site public housing at the beginning of the decade has proved especially fortuitous as the value of this real estate combined with low-income housing tax credits (LIHTC) and MTW flexibilities, will allow OHA to</p>	

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				<p>rehabilitate and preserve 65 units of affordable housing using low-income housing tax credits.</p> <ul style="list-style-type: none"> • 7526 MacArthur Blvd Repositioning – OHA conducted a feasibility study on developing affordable housing on an OHA-owned vacant parcel at 7526 MacArthur Boulevard in order to meet Oakland’s need for additional permanent affordable housing. • Lion Creek Crossing Phase I LP Buyout – OHA exercised its option to purchase the Limited Partner interest in Lion Creek Crossings Phase I. 	<p>facilitate future building and redevelopment of new units within these sites at a fraction of the typical cost to develop.</p> <p>As a direct result of OHA’s development activities, over 421 low-income, Section 3 eligible Oakland residents have been newly hired on OHA’s major development projects. Additionally, OHA projects have helped preserve diversity by creating opportunities for low-income residents to live in central locations,</p>	

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					also known as high opportunity areas.	
POLICY 2.2: Affordable Homeownership Opportunities						
ACTION 2.2.1	<p><i>First-Time Homebuyer Programs.</i></p> <p>Continue to operate a First-Time Homebuyer Program as funding is available (either through State funding or through program-related income).</p>	DHCD – Housing Development Services	Ongoing, 2015-23	<p>The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). The City has unsuccessfully applied for the last three rounds of competitive CalHOME funding for the City’s Mortgage Assistance Program (MAP) program, but the scoring system does not favor high cost housing markets like Oakland. As such, in 2021 the MAP program made one loan with the last \$15,000 of program funds to assist a first-time homebuyer. In 2015-2021 the programs issued 121 loans totaling \$6,782,346.</p>	<p>This program is effective, and is very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities. The City will continue to fund first-time homebuyer loans as funds are available.</p>	<p>The allocation of these first-time homebuyer loans was in alignment with this program's goals as planned and as stated in the Housing Element's policy guidance. The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the</p>

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						greater community benefits by retaining a diversity of homeowners including those earning low to moderate incomes.
ACTION 2.2.2	<p><i>Scattered-Site Single Family Acquisition and Rehabilitation Program.</i></p> <p>City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists,</p>	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	<p>The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate-income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed.</p> <p>Also see Actions 2.2.4 and 4.3.4.</p>	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boost of subsidy

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	will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.4).					may be needed to maintain feasibility of future projects using this model.
ACTION 2.2.3	<p><i>Foreclosure Mitigation Pilot Loan Program.</i></p> <p>Given that the City’s foreclosure crisis is currently (2014) impacting long-time Oakland homeowners, the City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify</p>	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	While the City no longer funds the Foreclosure Mitigation Pilot Loan Program, the City continued operation of its an Anti-Displacement Program (Oakland Housing Secure [OHS]-Homeowner Assistance) from October 2020 through September 30, 2021. Centro Legal de la Raza (program administrator) along with Housing and Economic Rights Advocates (HERA) provided emergency financial assistance to homeowners, legal representation, consultations, workshops, outreach, education, and other services to prevent foreclosure of property. Thirty-two homeowners received financial assistance and 498 homeowners benefitted from other services offered through OHS. This program is closed out as of September 2021. No new funding has been identified for FY 2021/22 and forward.	The demand for this service, particularly emergency mortgage assistance, far exceeded resources available. Legal representation successfully resolved legal matters for more than 50% of homeowners, who also reported improved housing stability through: avoiding an eviction, avoiding homelessness, or securing time and/or money to	The scope of Oakland Housing Secure (OHS) to support homeowners is important work, though this was one time funding that ended in September 2021. The City, HERA, Central Legal De La Raza and other agencies provide support for homeowners and renters, and rental assistance work continues under the City’s Keep Oakland

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	loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose of vacant properties to result in new affordable homeownership opportunities.				maintain housing. However, Centro Legal reported that mortgage services are slow and difficult to deal with, as if little has changed since the foreclosure crisis. During the COVID-19 pandemic, the City’s focus has been on keeping renters housed using Federal Relief funds.	Housed (KOH) program.
ACTION 2.2.4	<i>Community Buying Program.</i> The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021

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	<p>Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the City would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational capacity, including possibly local community land trusts. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National Community Stabilization Trust’s First Look program.</p>			<p>2021 period there were 18 units developed and closed.</p> <p>See also Actions 2.2.2 and 4.3.4.</p>		<p>the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.</p>
<p>ACTION 2.2.5</p>	<p><i>Home Preservation Loan Program.</i></p>	<p>DHCD – Housing</p>	<p>Program implement</p>	<p>This program provided financial assistance to 20 households between</p>	<p>Effective with sufficient funding –</p>	<p>Appropriate if and when</p>

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	The Home Preservation Loan Fund Program will provide up to \$50,000 in forgivable loan funds for distressed homeowners.	Assistance Center/Strategic Initiatives	ation beginning 2014-15	<p>2015 and 2016. Since 2016, the program has been administered by Housing and Economic Rights Advocates (HERA).</p> <p>Funding for this program has been variable – no funding was available in 2017 and 2020, although funding was available through the National Fair Housing Alliance in 2018 and 2019.</p> <p>Funding for this program was not available in 2021. However, as reported in Action 2.2.3, emergency financial assistance (grants) were provided to 32 homeowners in 2021 through OHS. This program is closed with no funding available for 2022.</p>	no funds provided in 2021.	<p>furnished with appropriate resources to deliver on expected outcome.</p> <p>In the future, this action should be combined with Action 2.2.3 and renamed as Keep Oakland Housed (KOH).</p>
POLICY 2.3: Density Bonus Program						
ACTION 2.3.1	<i>Density Bonus Ordinance.</i> Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for projects that provide at least:	Bureau of Planning	Ongoing, 2015-23	Although Density Bonus applications beyond 100 percent affordable housing developments were relatively rare in the earlier portion of the reporting time period, applications picked up after 2017, after the City's Affordable Housing Impact Fee came into effect. The Impact Fee included an alternative for incorporating affordable units on-site and adjacent	The City has effectively updated its procedures and ordinances to ensure the orderly application of the Density Bonus law.	The Density Bonus is a provision of State law and does not require a local enabling ordinance. The City has regularly updated its local

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	<ul style="list-style-type: none"> • Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or • Five percent (5%) of the total Dwelling Units of a Residential Housing Development for Very Low Income Households; or • A Senior Citizen Housing Development; or • Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the 			<p>to market-rate developments, and resulted in a modest uptick in Density Bonus applicants. Between 2018-2021 (the period during which State HCD has required that jurisdictions report the number of approved or permitted density bonus projects for the Annual Progress Report) 33 projects were approved, 10 were permitted, and 8 were completed as the result of a density bonus.</p>		<p>ordinance to be consistent with State law.</p>

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	development are offered to the public for purchase.					
POLICY 2.4: Permanently Affordable Homeownership						
ACTION 2.4.1	<p><i>Community Land Trust Program.</i></p> <p>Continue support of existing Community Land Trust Programs. Support expansion of land trusts if land values make it financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.</p>	DHCD	Ongoing support and expansion of Land Trust as funds are available.	From 2015-2021, the City has worked with a variety of community land trusts, including Oakland Community Land Trust, Bay Area Community Land Trust and the Northern Community Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds to community land trusts to acquire and preserve affordable housing units. Through this program, the City has provided Bond Measure KK funding in the amount of \$8 million to 5 community land trust projects for a total of 58 units. In addition, approximately \$5 million is currently committed to 4 other community land trust projects that are anticipated to close in 2022.	This program is effective in promoting homeownership opportunities for very-low-income and low-income homebuyers. The City is working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units.	DHCD will continue to support the efforts and capacity of the land trusts as resources are available and if programming is feasible.
ACTION 2.4.2	<p><i>Resale Controls.</i></p> <p>Continue to utilize financing agreements for City-assisted ownership development</p>	DHCD	Ongoing, 2015-23	The City continues to record long-term affordability restrictions that run with the land on all City-assisted affordable	Resale controls are a critical and effective tool for ensuring that	Resale controls are a fundamental component of

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	projects to ensure that units remain permanently affordable through covenants running with the land.			development projects, both rental and ownership.	affordable homeownership units remain affordable.	the City's affordable homeownership program.
POLICY 2.5: Seniors and Other Special Needs						
ACTION 2.5.1	<i>Housing Development Program.</i> Provide financial assistance to developers of housing for seniors and persons with special needs.	DHCD – Housing Development Services	Ongoing, 2015-23	Housing Development Services continues to circulate a NOFA each year if funding is available, for affordable housing new construction, acquisition and conversion to affordable housing, and rehabilitation/preservation of existing affordable housing. The New Construction and Acquisition/Rehabilitation NOFAs awards up to five points for rental projects serving special needs populations, and up to ten points for projects containing Permanent Supportive Housing Units for homeless households. The City's Acquisition and Conversion to Affordable Housing NOFA awards up to two points to projects that house vulnerable populations, including seniors.	The City's NOFAs are an effective means of providing financial assistance to properties housing seniors and persons with special needs, achieving the goal as stated in the Housing Element's policy guidance.	The policy is appropriate to the housing element.
ACTION 2.5.2	<i>Housing For Persons With HIV/AIDS.</i>	DHCD; Community Housing	Ongoing, 2015-23	Throughout the period, the HOPWA (Housing Opportunities for Persons with AIDS) program continued to	The HOPWA Program is an effective program	The Human Services Department will

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	Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.	Services (DHS)		provide housing assistance. In FY 2020-2021 alone, the HOPWA program provided housing assistance to more than 169 persons living with HIV/AIDS and their families utilizing the housing first model. Seven persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 772 households for HIV/AIDS housing and other services. 53 persons living with HIV/AIDS received supportive services. 2 new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 290 units, with 116 in stewardship.	providing housing assistance & supportive services to persons living with HIV and AIDS experiencing homelessness.	continue to serve persons living with HIV and AIDS through HOPWA funding.
ACTION 2.5.3	<i>Accessible Units in New Federally Assisted Housing.</i> All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD’s accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland's Housing Development Services unit continues to enforce federal requirements for accessible housing for all projects receiving federal funding assistance. City staff began tracking this data during the 2015-2021 Housing Element period through the Housing & Community Development Department's City Data Services	This program is effective.	This program is appropriate for the Housing Element.

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	with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.			database system and will continue to do so moving forward.		
POLICY 2.6: Large Families						
ACTION 2.6.1	<i>Housing Development Program.</i> Provide points in competitive funding allocations for projects that include a higher proportion of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.	DHCD – Housing Development Services	Ongoing, 2015-23	Since 2017, the City's New Construction of Multifamily Affordable Housing NOFA requires that at least 15% of units in a family project have three or more bedrooms, and awards up to five points to rental projects that exceed this threshold, and up to nine points to ownership projects that exceed this threshold. Projects with affordable units that can accommodate larger families include the Fruitvale Transit Village, Estrella Vista, Redwood Hill Homes, 94th & International, Civic Center TOD, Mural Apartments, and 11th & Jackson.	The policy is an effective means of ensuring that City-assisted affordable units are constructed for large families.	The goal is appropriate to the housing element. Goal may need revision to include 2-bedroom units in next cycle.
POLICY 2.7: Expand Local Funding Sources						
ACTION 2.7.1	<i>Jobs/Housing Impact Fee.</i>	DHCD	Ongoing, 2015-23	Data on the Jobs/Housing Impact Fee is reported in the Impact Fees Annual	The policy is an effective means of	The action is appropriate to

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	Continue to implement the City’s existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.			<p>Report. Impact fee reports are available here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports</p> <p>Between FY 2016-2021, about \$10,123,162 has been collected/paid towards the Jobs/Housing Impact Fee, while \$23,209,708 has been assessed. Collected funds go into the Affordable Housing Trust Fund.</p> <p>In accordance with Sections 15.72.050 and 15.74.050 of the Oakland Municipal Code (OMC), the Oakland Planning and Building Department (PBD) has calculated increases to the Affordable Housing, Transportation and Capital Improvement impact fees for FY 2021-22. Under the OMC, the City Administrator may adopt adjustments to these fees for inflation commencing July 1, 2021. As of January 2022, fees remain the same. In order for the fee increases to go into effect the City Administrator’s authorization is required.</p>	generating funds for affordable housing.	the Housing Element.

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ACTION 2.7.2	<p><i>Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing.</i></p> <p>The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities.</p> <p>The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of</p>	DHCD; Bureau of Planning	Complete nexus study by December 31, 2014	<p>On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. On December 24, 2021 the City completed the Annual Report for Fiscal Year Ending June 30, 2021. See this link for the report: https://www.oaklandca.gov/document/s/city-of-oakland-annual-impact-fee-reports</p> <p>Since the Affordable Housing Impact Fees went into effect on September 1, 2016 – \$17,584,503 has been paid and \$33,895,450 in revenue has been assessed but not due yet, for a total accessed amount of \$51,479,953. For Fiscal Year 2020-2021 (ending on 6/30/21), \$4,430,250 has been paid for the Affordable Housing Impact Fee; and \$15,688,799 was revenue assessed, but not due yet (due to the program’s schedule for payments).</p> <p>City of Oakland Impact Fee Annual Reports and related documents</p>	This program has been effective in collecting \$17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of \$51,479,953 with an expected additional \$33,895,450 to be collected once the developments are under construction and completed.	This program to find additional sources of funding for affordable housing is appropriate for the Housing Element.

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	<p>development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland.</p>			<p>covering Affordable Housing, Jobs/Housing, Transportation, and Capital Improvements can be found here: https://www.oaklandca.gov/document/city-of-oakland-annual-impact-fee-reports</p> <p>As stated in Action 3.3.9, the City will review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.</p>		
ACTION 2.7.3	<p><i>Sale of City-Owned Property for Housing. Solicit Requests for Proposals (RFPs) from</i></p>	DHCD	Ongoing, 2015-23	The City advanced the development of 1,285 units of housing, 515 of which are affordable units, on City and	The City followed-through on commitments to	The policy is consistent with the Surplus Land

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No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
	<p><i>interested developers to construct housing on City-owned sites.</i></p> <p>RFPs will be posted on the City’s website and distributed directly to developers, including nonprofit housing providers. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code</p>			<p>former Redevelopment land through five projects since 2018, all of which are completed (Fruitvale IIA, 2016 Telegraph and 1150 Clay St), under construction (95th and International and Fruitvale IIB) or under active Disposition and Development Agreements:</p> <ul style="list-style-type: none"> • Fruitvale Transit Village IIA, 94 affordable units • 2016 Telegraph, 30 market-rate units • 1150 Clay St, 288 market-rate units • 95th and Intl. Blvd., 57 affordable units • Fruitvale Transit Village IIB, 181 affordable units • 3050 Intl. Blvd., 75 affordable units • 12th St. Remainder Parcel, 360 units (108 affordable) <p>The City also issued Requests for Proposals/Notices of Availability (RFPs/NOAs) for seven City-owned sites between 2018 and 2021 and advanced development projects on each of these sites for approximately</p>	<p>issue calls for proposals on key City-owned development sites; solicited proposals from a broad audience of developers, including nonprofit housing providers; and prioritized affordable housing production. Several viable projects are advancing and will deliver a significant number of new housing units. The City has additional sites in its pipeline that expects to release in coming years.</p>	<p>Act and appropriate to the Housing Element. The policy may need revision to include an option for ground lease rather than sale.</p> <p>City staff has determined that this program is effective and will continue to advance current development projects and issue additional RFPs/NOAs in the years ahead.</p>

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	Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.			<p>1,000 or more additional housing units, many of which will be affordable. Additionally, the City is negotiating with the African American Sports and Entertainment Group for disposition and development of the City’s 50% interest in the 120-acre Oakland Coliseum sports complex, co-owned with Alameda County.</p> <ul style="list-style-type: none"> • 3823-3829 Wood St, 170 units • 3823-3829 MLK Jr. Way, 76 units • 73rd & Foothill, 120 units • Barcelona parcel, units TBD • Clara & Edes Homekey, 82 units (proposed) • 36th & Foothill Homekey, 124 units (proposed) • 1911 Telegraph, up to 540 units (proposed) • Coliseum, units TBD 		
ACTION 2.7.4	<i>Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka “Boomerang Funds”).</i>	DHCD	Beginning in 2015 and ongoing, 2015-23	The City continues to allocate 25% of Boomerang Funds to the Affordable Housing Trust Fund. These funds are combined with other affordable housing funding and issued through competitive NOFAs.	The policy is a highly effective means of designating funds for affordable housing.	The policy is appropriate to Housing Element goals.

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	<p>The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland’s Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called “successor agencies” (former redevelopment agencies). These funds are called</p>					

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	<p>“boomerang funds” and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis.</p>					
POLICY 2.8: Rental Assistance						
<p>ACTION 2.8.1</p>	<p><i>Expansion of Section 8 Vouchers.</i> Work with the Oakland Housing Authority (OHA) to obtain additional funding from the federal government for more Section 8 rental assistance for very-low-income renters through documentation of need for additional housing vouchers and contacting</p>	<p>Housing Authority</p>	<p>Ongoing, 2015-23</p>	<p>During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new allocation of 44 Section 8 vouchers for the Northgate Terrace development to serve additional low-income families.</p> <p>However, since 2016 Section 8 cannot be expanded without additional</p>	<p>This program is effective. The OHA does their best to apply for and allocate these vouchers.</p>	<p>This program is appropriate to the Housing Element.</p>

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	decision-makers at HUD if appropriate.			<p>funding from the federal government, which has not occurred; nor is any funding anticipated in the foreseeable future.</p> <p>In 2021, OHA received an allocation of 515 Emergency Housing Vouchers (EHVs). After receipt of the award, the Executive Director quickly assigned staff to an interdepartmental team to manage and oversee distribution, placement and utilization of EHVs. With the same urgency, OHA staff led the effort to execute a county-wide Memorandum of Understanding (MOU) to memorialize the important, inter-jurisdictional collaboration to lease approximately 864 Emergency Housing Vouchers. OHA awarded 49 FYI Foster Youth to Independence (FYI) vouchers, which will be effective March 2022.</p>		
ACTION 2.8.2	<p><i>City of Oakland Rental Assistance Program.</i></p> <p>Support a continued partnership between the City of Oakland and a non-profit agency to provide up to \$5,000 in rental</p>	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing as funds are available, 2015-23	The City partnered with Seasons of Sharing to provide rental assistance and utility assistances to low- and moderate-income Oaklanders and seniors impacted by the foreclosure crisis. This program started in 2013 with three dedicated staff, Seasons of	When operated with sufficient staff and fund resources, the program served close to 90	Households earning 50% or less of median income, especially those earning 40% or less are most

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	assistance grants to distressed tenants impacted by the foreclosure crisis.			Sharing and 3 Community Groups. The program ended in 2019 due to decreased resources. Note that Oakland Housing Secure, Keep Oakland Housed, and Emergency Rental Assistance Program superseded this program, as discussed in Action 2.2.3 and 2.2.5.	Oakland residents per year.	likely to require rental assistance. With the appropriate level of resources this program is appropriate based on the need of the community.
POLICY 2.9: PATH Strategy for the Homeless						
ACTION 2.9.1	<p><i>Provide outreach programs to those who are homeless or in danger of becoming homeless.</i></p> <p>The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access</p>	DHS	Ongoing, 2015-23	<p>Under the City of Oakland Permanent Access To Housing (PATH) Strategy, Homeless Mobile Outreach Program (HMOP), regular outreach is conducted to assess the needs of unsheltered persons in encampments, transition aged youth (TAY), and the general homeless population to not only assess their needs but also to also provide the intervention necessary to direct homeless/unsheltered persons to housing options, health services and other human services.</p> <p>In early 2021, the City’s Homeless Mobile Outreach Program (HMOP) was expanded substantially, doubling FTE</p>	DHS staff believe that this program is effective given its accomplishments during this planning period.	The PATH Strategy will continue to operate to serve the homeless population in Oakland.

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	<p>available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through City’s PATH Strategy to end homelessness.</p>			<p>staff to 10 front line workers, and amended the scope of work to reflect the City’s priorities more explicitly. In so doing, the make of the outreach team is as follows:</p> <ul style="list-style-type: none"> • Specialist Mobile Outreach (SMO): Three teams of up to 3 staff members principally tasked with engagement and support for unsheltered homeless individuals and service details each consisting of: 1 clinical staff (master’s level) who will support all three teams, 1 substance use and/or mental health specialist, 1 generalist outreach specialist. Each SMO teams is assigned a regional zone and provides in-depth services and continuity of care to the unsheltered homeless individuals in each zone. • Assessment, Procedures and Postings Team (APPT) consists of one team of up to 3 staff members principally tasked with assessment, mitigation, blight abatement, and 		

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				<p>implementation of procedural intervention at street-based encampments throughout the City of Oakland. In addition, this team responds to City requests to outreach and engage specific encampments, including progressive engagement model and supportive actions to increase the health and welfare of encampments and the surrounding community.</p> <p>In 2021, through such outreach efforts approximately 17,914 units of harm reduction supplies including food, water, blankets, fire extinguishers, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to 895 unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Over 4,493 units of duplicated outreach and intensive case management efforts were provided to the 895 unduplicated unsheltered persons. From the outreach services to the unsheltered, 43 individuals successfully exited</p>		

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				homelessness to positive housing destinations including permanent housing, transitional housing, shelters, and respite.		
ACTION 2.9.2	<p><i>Support programs that help prevent renters from becoming homeless.</i></p> <p>The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month’s rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City’s adopted PATH Strategy to end homelessness. The City will investigate the possibility of establishing a funding source for an expanded rapid rehousing program both as a means to keep individuals and families</p>	DHCD; DHS	Ongoing, 2015-23	<p>The Oakland PATH Rehousing Initiative (OPRI) Program is a partnership with the Oakland Housing Authority, the City of Oakland & several homeless service provider agencies. OPRI provides housing subsidies (funded by OHA) & intensive case management (funded by the City of Oakland) to multiple populations experiencing homelessness in Oakland.</p> <p>OPRI served a total of 159 participants in FY 2020-2021. This included people living in encampments (46), people living in encampments with serious mental illness (19), seniors (8), re-entry clients (29) households with children (Abode) (7), Transitional Age Youth (23) and family households (BFWC) (10) including children (BFWC) (19). Between FY 2014-2018. 519 households were served by OPRI and 431 clients were served between FY 2018-2021.</p>	DHS staff believe that this program is effective given its accomplishments during this planning period.	- DHS continues to provide this service as resources are available.

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	<p>at risk of falling into homelessness, as well as to improve the City’s ability to rapidly rehouse those who do fall into homelessness; this could include short term and medium term rental subsidies.</p>			<p>In FY 2019-2020 the OPRI Collaboration expanded to include a family services provider, serving 20-40 families per year with housing subsidies and case management. In addition, the City of Oakland funds programs that help formerly homeless individuals maintain housing such as Lifelong Medical Care Services in the California and Harrison Hotels.</p>		
<p>ACTION 2.9.3</p>	<p><i>Provide shelter programs to the homeless and special needs populations.</i></p> <p>The City will continue to fund programs that are in line with the City’s PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental</p>	<p>DHS</p>	<p>Ongoing, 2015-23</p>	<p>The City has continued to fund programs in line with the PATH Strategy. The current status of shelters includes the following:</p> <p><u>Crossroads Shelter</u></p> <p>Crossroads Shelter, funded by ESG, CDBG, and Measure Q continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 24 single adult beds to accommodate CDC guidelines for physical distancing/decompression. The shelter maximum occupancy went from 123 single adults, and five family units (allowing for families to share</p>	<p>DHS staff believe that this program is effective given its accomplishments during this planning period.</p>	<p>DHS staff will continue to provide this service as resources are available.</p>

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	illness, and victims of domestic violence.			<p>rooms, dependent upon the composition of each family), to a single bed maximum of 99 and a family maximum of five households (with no interfamily unit sharing). A total of 471 unduplicated individuals utilized the Crossroads shelter during FY 2020-2021, with 67 households exited to Permanent Housing, and 12 to Transitional Housing (with another 69 to temporary stays with friends/family).</p> <p>EOCP Crossroads - FY 2020-2021 Occupancy Totals: Max # of singles beds available nightly: 99 Max # of family units available nightly: 5 Max # annual singles bed nights available: 36,135 Max # annual family unit nights available: 1,825 Actual singles bed nights provided: 25,418; 70% Actual family unit nights provided: 1,071; 59%</p>		

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				<p><u>Saint Vincent de Paul Emergency Shelter</u> The Society of Saint Vincent de Paul, funded by HHAP, continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 45 single adult beds to accommodate CDC guidelines for physical distancing/decompression. A total of 234 persons experiencing homelessness utilized the emergency shelter, with 6 individuals exited to Permanent Housing, and 2 to Transitional Housing (with another 13 to temporary stays with friends/family).</p> <p>Society of Saint Vincent de Paul – FY 20-21 Occupancy Totals: Max # of beds available nightly: 45 Max # annual bed nights available: 16,425 Actual bed nights provided: 15,681; 96%</p> <p><u>Family Matters Shelter</u></p>		

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				<p>Family Matters Shelter is operated by East Oakland Community Project (EOCP) and provides an emergency family shelter with 72 emergency shelter beds for 20-25 literally homeless families at any time. During FY 2020-2021, a total of 117 individuals were served which included 59 children. In FY 2020-2021 the City also provided 107 spaces of safe RV parking which served 171 people.</p>		
<p>ACTION 2.9.4</p>	<p><i>Provide transitional housing programs to those who are ready to transition to independent living.</i></p> <p>The City will continue to fund and support as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program’s tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining</p>	<p>DHS</p>	<p>Ongoing, 2015-23</p>	<p>The City has continued to provide transitional housing and supportive services to individuals (including single adults), youth, and families.</p> <p>Community Cabins were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents are housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with</p>	<p>DHS staff believe that this program is effective given its accomplishments during this planning period.</p>	<p>Department of Human Services will continue to support transitional housing programs while working to help families and individuals gain access to permanent housing. This program will continue as resources are available.</p>

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	or returning to self-sufficiency.			<p>mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents.</p> <p>The pilot program began in December 2017 with the opening of the first site at 6Th & Castro (known as Castro Community Cabins). In May 2018, a second site was opened at 27th & Northgate (known as Northgate Community Cabins). The 6th and Castro site was closed in January 2019, two more programs opened during the 2018/19 operating year; Lake Merritt Community Cabins in October 2018, and Miller Community Cabins in January 2019. Three more sites opened in FY 19/20, Mandela Parkway North, Mandela Parkway South, and Oak St. Community Cabins. As of March 2020, the Lake Merritt Community Cabins were decommissioned and currently five sites are operating Citywide. In response to the COVID-19 pandemic approximately 10-12 beds are taken offline to afford single occupancy units for those who are medically fragile. The reduction of maximum occupancy</p>		

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				<p>in leads to approximately 182 beds total available. In addition, the 2020-2021 FY led to significant reduction in positive outcomes as a result of the multitude of challenges presented during the global pandemic including but not limited to; staffing shortages, COVID-exposures and infections, shelter in place, eviction moratoriums, reduced housing availability, etc.</p> <p>The data below is presented for FY 2020/2021:</p> <ul style="list-style-type: none"> • 428 unduplicated clients served • 253 of those have been homeless one year or longer • 72 exited to permanent housing locations • 121 exited to transitional housing/temporary locations 		
ACTION 2.9.5	<p><i>Support development of permanent housing affordable to extremely-low-income households.</i></p> <p>The City will continue to seek ways to provide permanent housing affordable to extremely low</p>	DHCD	Ongoing, 2015-23	The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20% of units be affordable to Extremely Low-Income Households. Projects may be awarded additional points for exceeding this threshold (up to five points for rental	The policy is effective.	The policy is appropriate to Housing Element goals.

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	income households, by supporting funding from the state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.			<p>projects, and up to 12 points for ownership projects). Rental projects can receive additional points for serving people with special needs (5 points) and for offering permanent supportive housing units for the formerly homeless (5 points).</p> <p>The City also coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. The City will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.</p>		
ACTION 2.9.6	<i>Coordinate actions and policies that affect the extremely low income</i>	DHCD; DHS	Ongoing, 2015-23	The City continues to participate in the Alameda County-wide efforts under County's Racial Equity Systems	DHS and DHCD Staff believe that this policy goal is	DHS and DHCD will continue to support

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	<p><i>population of Alameda County.</i></p> <p>The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county’s resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.</p>			<p>Modeling and Home Together plan. The Racial Equity System Modeling was completed in 2019. The City also issued its own five-year framework to address homelessness in 2019. The City has been a strong partner with Everyone Home and Alameda County in the development and implementation of a Coordinated Entry System for homeless services. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need assistance the most receive it in a timely manner.</p>	<p>effective to publicly state the City's involvement and support of regional efforts.</p>	<p>collaboration among City Departments and other regional, State and federal efforts.</p>
<p>ACTION 2.9.7</p>	<p><i>Advocate for policies beneficial to the extremely low income and homeless populations of Oakland.</i></p> <p>The City continues to advocate for an expansion of Federal funding for the Section 8 program “Moving to Work” as implemented by</p>	<p>DHCD; DHS</p>	<p>Ongoing, 2015-23</p>	<p>Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. Coordinated entry for all homeless populations in Oakland began in the fall of 2017 and is managed by the County as of FY 2020-2021. DHS continues to participate in monthly calls of West Coast cities, led by the U.S. Interagency Council on</p>	<p>DHS staff believe that this policy goal is effective to publicly state the City's involvement and support of Citywide efforts.</p>	<p>DHS will continue to support collaboration among City Departments and with other City agencies including the</p>

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	the Housing Authority under the title “Making Transitions Work” Program (both with the same acronym MTW). The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons.			Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a City jurisdiction. DHS continues to work closely with the County and CoC to address homelessness locally. DHS 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.		Oakland Housing Authority.
ACTION 2.9.8	<i>Sponsor-based Housing Assistance Program.</i> Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.	Oakland Housing Authority	Ongoing, 2015-23	The OPRI program, which began in 2010, has successfully housed 650 formerly homeless Oakland residents with subsidies provided by the Oakland Housing Authority (OHA) and services and program administration contracted by the City of Oakland. The COVID-19 pandemic greatly impacted the OPRI program in different facets. There was a decrease in the number of exits/step downs due to the need to remain housed under shelter in place conditions. There was	The action is fully effective.	The action is consistent with the objective of providing housing for Oakland residents.

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				<p>also a decrease in youth participants due to extensions to exits from foster care. Lastly, the loss of jobs and economic impacts of the pandemic were experienced by OPRI clients. However, overtime participants have been able to secure housing, find full time employment, enroll back in school and obtain support needed to address mental and emotional needs.</p>		
POLICY 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community						
ACTION 2.10.1	<p><i>Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty.</i></p> <p>In its annual competitions for the award of housing development funds, the City will give preference to projects in areas with low concentrations of poverty.</p>	DHCD – Housing Development Services	Ongoing, 2015-23	<p>The City's New Construction of Multifamily Affordable Housing NOFA awards points to projects that help advance geographic equity (5 points) and are located in neighborhoods with strong educational quality (5 points).</p>	<p>The action is a necessary but not sufficient tool for advancing geographic equity.</p>	<p>The action is appropriate to Housing Element goals.</p>
POLICY 2.11: Affordable Housing Preference for Oakland Residents and Workers						
ACTION 2.11.1	<p><i>Oakland Resident and Worker Housing Preference Policy Resolution.</i></p> <p>Continue to give first preference to households</p>	DHCD	Ongoing enforcement, 2015-23	<p>The City of Oakland continues to monitor the marketing plans and waitlist preferences of affordable housing to ensure that Oakland residents and workers are given</p>	<p>The policy is fully effective.</p>	<p>The policy is consistent with the objective of providing housing for</p>

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	with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length of residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.			<p>preference. The City also continues to ensure that this standard was met for the First-Time Homebuyer Mortgage Assistance Program.</p> <p>In 2016 the City updated a displaced person preference and a neighborhood preference. The City is pursuing Alameda County approval for the application of Oakland's resident preference for Measure A1 Funded Affordable Housing Developments.</p>		Oakland residents.
GOAL 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups						
POLICY 3.1: Expedite and Simplify Permit Processes						
ACTION 3.1.1	<i>Allow Multifamily Housing.</i> Continue to allow multifamily housing by right (no conditional use permit	Bureau of Planning	Ongoing, 2015-23	Continuing through 2021, multifamily housing continues to be permitted in Oakland.	Oakland's Planning Code has permitted multifamily	Multifamily housing development is a long-standing

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	required) in specified residential zones and by conditional use permit in specified commercial zones.				housing, particularly on certain commercial streets, for decades. The zoning is effective: there have been numerous multifamily developments built in Oakland.	policy of the City of Oakland, and that is an appropriate policy to enact the Oakland General Plan's policy of concentrating new multifamily housing on the commercial streets and corridors. Staff is looking to make further changes to City regulations to expand opportunities for "missing middle" housing by permitting additional densities in single-family zones.
ACTION 3.1.2	<i>Special Needs Housing.</i> Pursuant to Government Code Section 65583(a)(5),	Bureau of Planning	Transitional and Supportive	The City's Planning Code continued to permit transitional housing in compliance with State law and allows	The zoning text amendments to the definitions for	The legislation was prepared in response to

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	<p>transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of Oakland amended its Planning Code in July 2014 to comply with this provision. The City’s Planning Code will be evaluated and amended as appropriate for consistency with these requirements.</p> <p>Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.103.015.</p>		<p>Housing review and update: By December 2015</p> <p>Allowing Emergency Shelters By-Right: Ongoing, 2015-23</p>	<p>emergency shelters by right in limited segments of the Residential Mixed Use, Urban Residential, Neighborhood Center, Community Commercial, Broadway Retail Frontage District Interim Combining Zone, Medical Center, Housing and Business Mix, and the CIX-1, CIX-2, IG, and IO Industrial zones as codified by Ordinance No. 13248 (adopted July 15, 2014).</p> <p>Further, the Reasonable Accommodations policy and procedure formalized the process for persons with disabilities to seek exceptions to the zoning rules to promote equal access to housing.</p>	<p>transitional and supportive housing will facilitate clarity during the development review process for these types of activities. Permitting emergency shelters by right assists with providing housing opportunities for Oakland's homeless population.</p>	<p>State law, and is appropriate to the Housing Element.</p>
ACTION 3.1.3	<p><i>Discretionary Permits.</i></p> <p>Continue to implement discretionary permit processes (design review, conditional use permits, etc.)</p>	Bureau of Planning	Ongoing, 2015-23	The Planning and Building Department continues to issue discretionary design review permits for all new housing, except for Accessory Dwelling Units	Planning staff routinely use the design review and other checklists when approving	To ensure a consistent set of design principles which apply to new residential

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	<p>in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.</p>			<p>(ADU's) which are issued ministerially over the counter.</p> <p>For Special Needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone.</p> <p>The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability.</p> <p>While the Bureau of Planning manages a few residential development entitlements under SB330 and prioritizes processing of affordable housing and all residential development applications, efforts to streamline review are challenged by the lack of objective design guidelines and adequate staffing to process applications efficiently and effectively.</p>	<p>projects, and will continue to do so. These checklists are given to the public in advance of a project application, so they are also a tool for informing applicants about the standards and expectations of the City Planning division. If the City Council adopts the proposed ordinance to clarify that transitional and supportive housing (for six people or fewer) is a residential use, then applicants for transitional and supportive housing would not be required to obtain a conditional use permit, if their</p>	<p>development citywide, it is appropriate to have standard checklists for staff to review projects. It is appropriate to amend the Oakland Planning Code to specifically clarify that the provisions of SB2 with regards to transitional and supportive housing apply to the Oakland Planning Code.</p> <p>The City is looking to make further types of housing subject to ministerial approval upon adoption of Objective Design</p>

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					<p>facility houses less than six people. While the Bureau prioritizes processing of residential development application, lack of objective design guidelines and lack of adequate staffing limit the ability to further achieve this goal.</p>	<p>Standards in late 2022/early 2023.</p>
<p>ACTION 3.1.4</p>	<p><i>“One-Stop” Permit Process.</i> Continue the “one-stop” permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services</p>	<p>Bureau of Planning</p>	<p>Ongoing, 2015-23</p>	<p>This process was implemented within the Bureaus of Planning and Building throughout the period.</p> <p>In 2021, the City launched a "Re-Imagining One Stop Permitting" (ROSP) initiative to coordinate and align permitting processes across several City departments, including: Planning and Building, Oakland Department of Transportation, and Oakland Public Works. This effort was implemented in early 2022.</p>	<p>This action is an effective method of providing coordinated, comprehensive, and accurate review of residential development applications.</p>	<p>The action is appropriate to the housing element.</p>

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	to expedite project review when needed.					
ACTION 3.1.5	<p><i>Assign Priority to Affordable Housing.</i></p> <p>Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.</p>	Bureau of Planning	Ongoing, 2015-23	<p>The City continued to implement this process during the planning period. Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. The City processed its first SB35 affordable housing case in 2018, which waives discretionary review for proposals that meet certain criteria, and has continued to process cases under SB35.</p> <p>In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.</p> <p>In 2021, the City has prioritized the review of entitlements for affordable housing above most other types of applications. The City currently expedites residential applications in accordance with SB35.</p>	Planning staff coordinates with the City's Housing staff on design review and land use permitting details for affordable housing projects.	Planning staff is appropriately assigning priority to affordable housing projects, when they are submitted for entitlements.
ACTION 3.1.6	<i>Expedite Environmental Review.</i>	Bureau of Planning	Ongoing, 2015-23	Oakland uses CEQA exemptions for development projects, where	The City is continually	City staff considers

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	Reduce the time and cost of environmental review by using CEQA exemptions, the City’s Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.			<p>appropriate. See detailed response in Action 1.1.3.</p> <p>In January 2022, new ADU legislation was adopted by City Council to synchronize our regulations with those of the State. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.</p> <p>Reliance on Specific Plan EIRs (such as the Broadway Valdez Specific Plan EIR) for residential and other development applications effectively streamlines environmental review for desired development.</p>	evaluating its standards, procedures and permit process to allow development of multifamily, market-rate and affordable housing, within the restrictions of CEQA.	streamlined environmental review, within the restrictions of CEQA, to be an appropriate ongoing project for staff.
ACTION 3.1.7	<p><i>Secondary Units.</i></p> <p>Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.</p>	Bureau of Planning	2015-2016	The City has continually adopted new ADU regulations to remain in compliance with State law. Between 2016-2021 (the period during which State HCD has required that jurisdictions report the number of ADUs permitted for the Annual Progress Report) 1,049 ADUs were permitted. In 2021 alone, the City permitted 274 ADUs.	<p>This action has been effective in ensuring there are no local constraints to ADU development.</p> <p>Since the new proposal has not been adopted yet, it is not yet</p>	The proposed ordinance amendments together with the project review streamlining requirement and private and public ADU assistance

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				<p>Most recently, a proposal went before City Council on December 21, 2021 and was adopted in January 2022 to allow additional building envelope expansion for "small lots," additional height limits to create two-story ADUs, provisions for reduced setbacks, amnesty and enforcement delay program for currently un-permitted ADUs, and a number of other proposals designed to make creation of ADUs more affordable and more accessible to different income groups.</p> <p>In addition, a new City program administered by Oakland HCD was created to assist lower-income applicants with legalizing their existing un-permitted units. This program has secured a \$3M State grant to create more ADUs that are safe to inhabit. Also, a privately-funded program Keys to Equity is helping lower-income applicants—many of whom are Black, Indigenous, and people of color (BIPOC) residents—to build ADUs to either provide a rental income or provide for multi-generational households and remain in the community.</p>	<p>possible to evaluate its effects. It is important to acknowledge that wealthier residents have more resources to create ADUs in general, so additional support for lower-income residents is necessary for equitable distribution of the benefits this new ADU policy will create.</p>	<p>initiatives are appropriate to support the goals of the Housing Element. Expansion of the private and public programs to support the ADU applicants would further enhance access to ADUs for applicants of all income groups.</p>

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POLICY 3.2: Flexible Zoning Standards						
ACTION 3.2.1	<p><i>Alternative Building Code Standards.</i></p> <p>Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).</p>	Bureau of Planning	Ongoing, 2015-23	The City continues to search and to utilize alternative building code standards to remove any constraints to availability and affordability of housing. In 2021, the City allowed strawbale construction as alternative construction.	This action is effective.	This action is appropriate; the City will continue to review processes and procedures to allow for alternative construction methods.
ACTION 3.2.2	<p><i>Planned Unit Development Zoning.</i></p> <p>Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential</p>	Bureau of Planning	Ongoing, 2015-23	While the City of Oakland has a PUD permit, it does not have PUD zoning. The PUD permit allows for the application of flexible development standards; staff educates applicants about this flexibility and applicants are encouraged to take advantage of these regulations, to ease entitlement of very large development projects that would otherwise be difficult to entitle. During this time period, the PUD permit has been used to maximize	PUD regulations relax standards to allow for ease of delivery of residential development. This policy is effective for entitlement of large sites.	This is an appropriate for easing delivery of large numbers of residential units through a small set of entitlements.

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	planned unit developments (PUD).			residential development at Oak Knoll, Brooklyn Basin, Mandela Station, Lake Merritt BART TOD, Jack London Square, 500 Kirkham, and MacArthur BART. In addition, applicants are currently taking advantage of these regulations for proposals, including Howard Terminal and CCA.		
ACTION 3.2.3	<i>Flexible Parking Standards.</i> Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.	Bureau of Planning	2014-2017	<p>In 2015, City staff began public outreach through community meetings to propose new parking standards.</p> <p>In 2016, the City adopted new parking standards, including no parking required in the Central Business District and innovative parking reduction methods in other parts of the city.</p> <p>In 2019, the City reduced the parking requirements for multifamily projects further simplifying the process. Also in 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.</p>	The action is effective.	The action is appropriate

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ACTION 3.2.4	<i>Reduced Open Space Requirements.</i> Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	Bureau of Planning	2014-2017	In 2020, the Draft Downtown Oakland Specific Plan was released, including policies and actions for improving existing open space and parks, as well as allowing publicly accessible open space to satisfy open space requirements (rather than private open space requirements) and allowing developers to contribute to off-site open space to provide greater flexibility to meet open space requirements. The zoning regulations that will implement the Downtown Oakland Specific Plan are in development, to be adopted along with the Plan in 2022, and will include open space standards, however, study of significant changes to the DOSP area's open space development requirements will be completed as a near-term implementation step.	These changes have not yet been adopted but are anticipated to be considered in late 2022 to remove constraints to the development of housing and encourage provision of publicly accessible open space, which contributes to more livable neighborhoods for lower-income residents.	This is an appropriate step to remove constraints to the development of housing. As described under "Status of Implementation," this program is being considered for expansion into the DOSP area. This action is appropriate for the DOSP area and for further consideration in additional zoning areas.
POLICY 3.3: Development Fees and Site Improvement Requirements						
ACTION 3.3.1	<i>Project Review Process and Development Agreements.</i> Continue to require only those on- and off-site improvements necessary to meet the needs of projects	Bureau of Planning	Ongoing, 2015-23	This action is limited in its application but can be very effective. Development Agreements (DA) can allow for delivery of increased and/or expanded affordability for residential projects. There have been no newly	This policy has the potential to be very effective, depending on policy maker discretion. Staff is	This action is still appropriate for the 2023-2031 Housing Element period.

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	and to mitigate significant on- and off-site environmental impacts.			adopted DAs since before 2015. There are three DA applications currently under review, including an amendment to the Brooklyn Basin DA.	currently seeking to boost residential affordability through DA applications.	
ACTION 3.3.2	<i>Development Impact Fees.</i> Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in	Bureau of Planning	Ongoing, 2015-23	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. On December 24, 2021, the City completed the Annual Report for Fiscal Year Ended June 30, 2020. See this link for the report: https://cao-94612.s3.amazonaws.com/documents/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf On December 24, 2021, the City completed and published the 5-Year Impact Fee Review and Update.	This program has been effective in collecting \$17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of \$51,479,953 with an expected additional \$33,895,450 to be collected once the developments are under construction and completed.	This program is appropriate for the Housing Element

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	Oakland. (See also Action 2.7.2.)					
POLICY 3.4: Intergovernmental Coordination						
ACTION 3.4.1	<i>Multiple Agency Reviews.</i> Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review.	Bureau of Planning	Ongoing, 2015-23	The City continues to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review. When possible, we time the release of our Notice of Funding Available (NOFAs) to be consistent with the timeline of State and federal programs.	HDS has generally been effective at coordinating among different governmental agencies in reviewing residential developments.	This policy is appropriate.

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ACTION 3.4.2	<p><i>Allocation of Project-based Section 8 Units.</i></p> <p>Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.</p>	Oakland Housing Authority	Ongoing, 2015-23	<p>Per this policy, the Oakland Housing Authority matches its scoring criteria for allocation of Project-Based Vouchers (PBV) to the City's scoring criteria for NOFA applications.</p> <p>See www.oakha.org for the Annual MTW FY 2021 report - Activity #06-03 discusses allocation of project-based vouchers through existing competitive processes. Appendix C shows allocations of project-based vouchers across all projects. As of FY 2021, there are 5,135 PBV units allocated.</p> <p>See Action 5.1.4 for more information about voucher allocations.</p>	The policy is an effective means of promoting intergovernmental coordination and maximizing the benefit of voucher subsidies.	The policy is appropriate to Housing Element goals.
POLICY 3.5: Financing Costs						
ACTION 3.5.1	<p><i>Access to Low-Cost Financing for Development.</i></p> <p>Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Policy 2.1.)</p>	DHCD – Housing Development Services	Ongoing, 2015-23	City funds awarded to affordable housing developers are offered on favorable terms, including a 3% simple interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City works with affordable developers to set loan terms in a way that will help maximize their ability to	The policy is a core component of the City's strategy to provide housing to low-income households.	The policy is appropriate to Housing Element goals.

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				<p>leverage funding from banks and other lending agencies. The City also coordinates with developers to help ensure that they qualify for additional funding from county, state, and federal sources.</p> <p>For more information about NOFA funds committed recently, please see Action 2.1.1.</p>		
ACTION 3.5.2	<p><i>Access to Low-Cost Financing for Home Purchase.</i></p> <p>Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)</p>	DHCD – Housing Development Services	Ongoing, 2015-23	<p>The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). In 2021, the MAP program made one loan with the last \$15,000 of program funds to assist a first-time homebuyer. In 2015-2021, the programs issued 121 loans totaling \$6,782,346.</p> <p>See also Action 2.2.1.</p>	<p>The programs are very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities.</p>	<p>The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the greater community benefits by retaining a</p>

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						diversity of homeowners including those earning low- to moderate-incomes.
POLICY 3.6: Environmental Constraints						
ACTION 3.6.1	<p><i>Remediation of Soil Contamination.</i> Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.</p>	Housing & Community Development	Investigate potential funding sources	<p>There has been no new action since 2015.</p> <p>The City no longer operates the EPA's Revolving Loan Program due to a lack of staffing and currently identified environmentally challenged small infill brownfield sites that would qualify for the program. However, the City can re-apply for the program when staffing and sufficient qualifying opportunities are available. As private development projects are proposed, City staff will explore the needs and possibly apply for assessment and cleanup grants for eligible sites, as needed. Other potential funding sources such as the Leaking Underground Storage Tank Fund can also be evaluated for applicability on a site-by-site basis.</p>	The policy does not outline a clear plan of action. City staff have carried out or assisted with environmental remediation on an ad hoc basis.	The goal is appropriate but does not delineate a clear program or funding stream for implementation.
POLICY 3.7: Community Outreach and Education						

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ACTION 3.7.1	<i>Community Outreach Program.</i> Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	Bureau of Planning; Housing & Community Development	Ongoing, 2015-23	The City has continued to regularly attend meetings with East Bay Housing Organizations (EBHO), a local membership organization that conducts advocacy and policy work for affordable housing. It has also held ad hoc meetings with stakeholders about new housing programs and policies as needed. Affordable housing project sponsors are typically required to act as the lead organization in conducting outreach on specific projects, providing evidence of community support as a condition of receiving local and federal funds. The City has also engaged in direct outreach on specific projects on occasion as needed.	While quantitative data is not available to evaluate the effectiveness of community outreach, experience suggests that it has been an effective means of generating support for affordable housing.	While advocacy is an important tool for achieving Housing Element goals, it may not be properly suited to City staff to carry out such goals. The action may need to be refined to clarify role of City.
GOAL 4: Conserve and Improve Older Housing and Neighborhoods						
POLICY 4.1: Housing Rehabilitation Loan Programs						
ACTION 4.1.1	<i>Rehabilitation Loan Programs for Owner-Occupied Housing.</i> Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and Access Improvement Program for	The action is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents health risks, community	The action is appropriate; it is aligned with the Housing Element and preserving and protecting the City's existing housing stock.

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	seniors, and emergency repairs, using the following programs: <ul style="list-style-type: none"> • HMIP Deferred Loan Program • Alameda County Minor Home Repair Grant Program • Emergency Home Repair Program • Lead Hazard Control and Paint Program • Neighborhood Housing Rehabilitation Program • Access Improvement Program • Weatherization and Energy Retrofit Loan Program 			disabled homeowners, though existing Rehabilitation Programs.	deterioration, and blight.	
ACTION 4.1.2	<i>Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units.</i> Use the City’s HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units,	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint	The policy is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents	The policy is appropriate for repairing housing in danger of major code violations/defici

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	the rental units may also be rehabilitated using funds from this program.			abatement, though existing Rehabilitation Programs.	health risks, community deterioration, and blight.	encies, and prevents health risks, community deterioration, and blight.
POLICY 4.2: Blight Abatement						
ACTION 4.2.1	<i>Anti-Blight Programs.</i> Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to neighbor complaints of property maintenance.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.2	<i>Housing Code Enforcement.</i> Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to tenant complaints of housing maintenance.	Given current methods of program execution, at the moment only the most egregious cases need enforcement efforts. The Bureau	The Building Services Department will continue this program and continue to look for more effective and efficient

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	property for the cost of the repairs.				is moving toward a proactive rental program to conserve/improve the older housing stocks.	methods of addressing housing violations in the city.
ACTION 4.2.3	<i>Problem Properties Program.</i> City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to complaints of property and housing maintenance issues that involve abatement interference with contractors on problem properties.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.4	<i>Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program.</i> The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54)	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	In 2015—since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was strengthened to include defaulted properties in the fall of 2012—over 3,000 foreclosed or defaulted properties were registered (with 700 remaining active). The City continues	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

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	requires owners or the beneficiary and/or trustee pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement proactively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.			to operate this program, although the number of registered properties decreased significantly over the period. In 2021, about 31 foreclosed or defaulted properties were registered.		
ACTION 4.2.5	<i>Tax Default Properties Program.</i> City staff will continue to work with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of	Bureau of Building	Ongoing, 2015-23	During this period, City staff supported the Alameda County Tax Collector in its efforts to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The City encouraged and supported, where possible, non-profit partners to exercise their right of first refusal to purchase and rehabilitate such properties. The goal of these actions	The City conducted a pilot program to purchase and rehabilitate tax defaulted properties with a non-profit partner beginning in 2012. Since that time, however, the City	Acquisition and rehabilitation of distressed properties benefits when driven by small, nimble and focused actors. It is more appropriate at

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	the City’s right of first refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.			was to facilitate the rehabilitation and reuse of existing, distressed housing stock. The City does not intend to exercise its own right of first refusal and take title to such properties, so as to avoid complications and delays that may arise from public ownership and focus limited City resources on other higher-impact housing actions. In January 2022, DHCD received a Breakthrough Grant from San Francisco Foundation to support a fellow and a community partner in creating an emerging developer program, part of which would look at the tax defaulted properties as a potential source of projects for emerging developers.	has continued to pull properties from auction but has not consistently followed through in purchasing and rehabilitating the subject properties due to lack of resources, loss of institutional memory and other factors.	this time that the City defer to, encourage and, where possible, support its partners in purchasing tax defaulted properties rather than itself purchasing such properties.
ACTION 4.2.6	<i>Investor-owned Property Registration, Inspection and Maintenance Program.</i> The City of Oakland’s Investor-owned Residential Property (IORP) Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). In order to address the decline of	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 to enforce the registration, City inspection, and abatement requirements contained in OMC 8.58. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and	The program is effective with the proper resources.	The City’s Building Services department will continue the programs and look for improvement to the program.

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	<p>neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.</p>			<p>unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell.</p> <p>In 2021, about 19 investor-owned properties were registered.</p>		

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No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
POLICY 4.3: Housing Preservation and Rehabilitation						
ACTION 4.3.1	<p><i>Historic Residential Building Relocation.</i></p> <p>Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.</p>	Bureau of Planning	Ongoing, 2015-23	<p>Historic Preservation Element Policy 3.7, 'Property Relocation Rather Demolition,' recommends 'reasonable efforts to relocate the properties to an acceptable site' and references relocation effort as a 'standard condition of approval for... removal of any residential building' at the time the Historic Preservation Element was written. Requirements include advertising buildings' availability and contributing what would have been the cost of demolition toward the move. Work is entirely in the private sector as there are no City funds available to support these efforts financially. The main obstacles include finding available land, purchasing that land, and approving a complicated array of permits quickly.</p>	<p>In 2015 three houses were moved to new sites where they continued in low-density residential use. Availability of land was by chance, where nearby owners happened to have sites. Two houses were displaced by Children's Hospital expansion and one in Fruitvale was accepted by an owner whose previous building had burned. Since then, there have been several efforts to relocate houses in West Oakland and the Broadway Valdez Specific Plan area, but development pressure seems</p>	<p>Building moves occur very rarely, unless there is a major dislocation such as the 980 freeway construction that sent houses to both Preservation Park (museum and office uses) and to Oak Center (residential) under Redevelopment's auspices in the 1980s. This is an appropriate way to conserve housing stock, but will never affect a large number of units unless large amounts of land somehow</p>

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					too great to find available move-on sites or get the older buildings incorporated into new high-density development projects.	become available. Regardless, the City will continue to keep this policy under the auspices of the Planning and Building Department.
ACTION 4.3.2	<i>Housing Repairs for Seniors and People with Disabilities.</i> Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. Citywide services are contingent upon award of funding.	DHCD – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round	The City continued to provide rehabilitation loans and grants to moderate-, low-, and extremely-low-income homeowners including seniors and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications. Program availability is contingent on funding availability. A program specifically targeting only low-income seniors would require additional funding sources for implementation.	This program has been effective in assisting senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.3	<i>Access Improvement Program.</i> Provide grants to owners of rental and owner-occupied housing to make accessibility	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide Access Improvement grants to low- and extremely-low-income homeowners and tenants contingent of funding availability. Grant funds are designated	This program has been effective.	The policy is appropriate to Housing Element goals in supporting

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	modifications to accommodate persons with disabilities.			for accessibility modifications to accommodate persons with disabilities.		seniors and disabled homeowners.
ACTION 4.3.4	<p><i>Scattered-site Single Family Acquisition and Rehabilitation Program.</i></p> <p>City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).</p>	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	<p>The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the period 2015-2021 there were 18 units developed and closed.</p> <p>In 2021, the Oakland Community Land Trust was awarded \$4,050,000 for three projects totaling 22 units and a Scattered Site Single Family Lease to Own Project, dedicated to the creation and preservation of affordable housing. The funds are available thanks to the 2016 voter-approved City Bond Measure KK. Oakland</p>	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boost of subsidy may be needed to maintain feasibility of future projects using this model.

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No.	Description	Responsibility	Timeframe	Status of Implementation	Effectiveness of Action	Appropriateness of Action
				<p>Community Land Trust (OakCLT) and the Bay Area Community Land Trust (BACLt) will develop four projects that preserve affordable housing for 28 Oakland households earning up to 80 percent of Area Median Income (AMI), or \$73,100 for a single-person household.</p> <p>See also Actions 2.2.2 and 2.2.4.</p>		
ACTION 4.3.5	<p><i>Continuing Implementation of Mills Act Contracts.</i></p> <p>The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through property tax reductions, as authorized by State law.</p>	Bureau of Planning	Ongoing, 2015-23	<p>Owners receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of the building. The program was adopted as a recommended action of the West Oakland and Central City East Redevelopment Plans, though it is not restricted to those areas. The property must be a Designated Historic Property. The designation by Landmarks Board often occurs concurrently with the Mills Act application. Oakland's first Mills Act contracts were recorded in 2008.</p>	<p>As of 2021, the fourteenth year of the program, there are about 92 residential properties (out of 97 properties total) with recorded Mills Act contracts. The largest number are in Council Districts 2 and 3, where Oakland's oldest and largest buildings are concentrated. The City ordinance establishes annual</p>	<p>This program is an appropriate and popular way to conserve and create housing stock, though it will never affect a vast number of units. Program participation requires a fairly high level of planning and building sophistication and long-term commitment and follow-through. Work</p>

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					caps on tax revenue reductions, and the practical limit on new contracts is usually about ten a year. The tax assessment formula established by State law favors recent buyers with high assessments over longtime owners. Building rehabilitation is assisted not only by the Mills Act tax savings, but by the eligibility of historically designated properties to use the performance-based California Historical Building Code.	under the Mills Act has included seismic strengthening, reversal of inappropriate alterations, residential conversion of commercial and industrial buildings, and restoration and reactivation of a large blighted and abandoned former rest home near the 580 freeway.
ACTION 4.3.6	<i>Rehabilitating Public Housing.</i>	Oakland Housing Authority	Ongoing, 2015-23	OHA continued to rehabilitate affordable housing units during the period. Oakland Housing Authority	This policy action is effective. During the State’s	This policy action is appropriate to

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	<p>Focus investment of Oakland Housing Authority’s Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods and communities surrounding the housing.</p>			<p>(OHA) also plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.</p> <p>OHA uses MTW funding flexibility to address deferred maintenance in its PBV portfolio, OAHPI, and typically averages between 50-75 major unit rehabilitations annually, both preserving and improving this housing stock.</p>	<p>economic and foreclosure crisis, OHA preserved 1,615 former public housing units by moving the 249 properties onto the Section 8 Project Based rental assistance program through HUD’s Section 18 Disposition process, which dramatically increased the operating revenue to the properties allowing for their on-going replacement and restoration. A long outstanding disposition application that was originally submitted in 2010 was revamped, resubmitted, and approved in FY</p>	<p>the housing element. With HUD defunding the operating funds for both maintaining and rehabilitating public housing inventory, OHA has pursued multiple strategies such as Section 8 disposition and RAD conversion to convert and preserve affordable housing stock to more financially viable programs with more flexible financing options.</p>

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				<p>In FY 2021, OHA continued the substantial rehabilitation of the following affordable housing projects:</p> <ul style="list-style-type: none"> • Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. • Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California’s tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022. 	<p>2019 to dispose of 253 units of public housing across three senior sites and planning for the extensive rehabilitation was ongoing during the FY. Following that model, during FY 2019 OHA planned for the conversion of 261 public housing units in mixed finance developments and plans were created to convert to RAD Section 8 Vouchers beginning in late 2019. These strategic moves have positioned the agency to be successful through future funding challenges allowing the agency to be less reliant on</p>	

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					threatened funding streams and to generate revenue to sustain the agency going forward.	
ACTION 4.3.7	<p><i>Proactive Rental Inspection Policy.</i></p> <p>Develop new policy to require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.</p>	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	<p>The Safe Housing Inspection Pilot Program (SHIP) concluded in 2016 – proactively inspecting approximately 1,200 rental units in 140 buildings.</p> <p>In 2021, the program development process is almost completed for implementation to inspect 20% of all rental units.</p>	The program will be implemented upon approval from the City Council.	The program will be implemented upon approval from the City Council.
ACTION 4.3.8	<p><i>Mitigate Loss of Units Demolished by Public or Private Actions.</i></p> <p>Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: “Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units</p>	DHCD; Bureau of Planning	Program implementation beginning 2015	<p>Planning Code Section 17.102.230, which requires a Conditional Use Permit and the provision of replacement units if Residential Hotel Units are converted or demolished, was not changed in 2021.</p> <p>In 2021-2022, the Planning & Building Department has been in the process of updating the City’s existing Density Bonus Ordinance in compliance with State law (California Government Code Sections 65915 through 65918). This includes a provision clarifying</p>	This action has been effective in preventing demolition of Residential Hotel units. In addition, implementing the new provisions of State Density Bonus law and updating the basic application for projects is effective by	This action is appropriate for the Housing Element.

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	demolished by public or private action.”			<p>implementation of required replacement units in density bonus projects when existing rent-controlled or affordable units will be demolished.</p> <p>In addition, in 2021, the Planning Bureau updated its basic application form to include questions for all applicants (regardless of the type of project they are applying for) about whether there are existing tenants and/or affordable units on site, and whether any tenants will be displaced due to the project.</p> <p>See also Action 5.4.1.</p>	alerting Staff of existing conditions and the applicants of requirements for the replacement of affordable and rent controlled units.	
ACTION 4.3.9	<p><i>Seismic Safety Retrofit Policy.</i></p> <p>Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland’s flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible</p>	DHCD; Bureau of Planning	Program implementation beginning 2015	Two applications for FEMA Hazard Mitigation Grant Program (HMGP) funding were applied for in 2016 and \$4.5MM for each was awarded in 2018, providing 9MM total in administrative and project cost reimbursement for two seismic retrofit programs: Earthquake-Safe Homes Program (ESHP: One- to four-unit owner-occupied homes) and Safer Housing for Oakland Program (SHOP: Five plus unit soft story apartment buildings). The programs provide up to	Both SHOP and ESHOP have been very effective, even with the challenges introduced in 2020 by COVID-related health and financial instability and associated contact restrictions. In just over 3 years, SHOP	Both programs are closely aligned to City priorities of preserving existing units and keeping residents safely and affordably housed. Most single-family owners would not be able to

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	through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.			75% reimbursement to owners after retrofit completion. Both programs close in March 2022. A new application for additional HMGP funds for SHOP was submitted in Spring of 2022, to re-fund the program for an additional 3 years.	expects to retrofit 39 buildings affecting 586 households. ESHP will retrofit 121 buildings affecting 145 households. Both programs together have made housing for 707 Oakland households safer and more stable.	retrofit without assistance, especially if foundation work is required. Those that are the least likely to be able to afford to retrofit, will also be the least able to find temporary housing, rebuild, and recover financially in the event of earthquake damage. Most soft-story building owners are in lower-income areas and all are restricted by rent control, with tenants who have similar displacement and recovery challenges as

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						homeowners. Apartment building owners may struggle to finance what is now a mandatory retrofit required by City ordinance and many are non-compliant or applying for an extension due to financial hardship. Without financial assistance, the buildings could remain at risk, or the financial burden of the required seismic retrofits is likely to be passed to tenants in the form of reduced property maintenance

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						and rent increase due to capital improvement pass-through.
POLICY 4.4: Anti-Displacement of City of Oakland Residents						
ACTION 4.4.1	<p><i>Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations.</i></p> <p>The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and</p>	DHCD – Housing Assistance Center/Strategic Initiatives	FY 2014-15	The City continued to enforce the Uniform Residential Tenant Relocation Ordinance adopted in 2018. The City continued to fund a program providing advisory and financial assistance to tenants displaced as a result of a code compliance action, including paying relocation benefits in the case that a property owner does not meet their obligations, subject to availability of funds. City staff also operate a program to assist low-income and low-asset small property owners who are required to pay relocation benefits resulting from an owner or relative move-in but would face a financial hardship to do so.	The policy has been fully implemented and is effective.	The policy is appropriate to Housing Element goals. Since the policy has been fully adopted, this item should be revised in future cycles to focus on maintenance or identify new goals.

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	3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.					
GOAL 5: Preserve Affordable Rental Housing						
POLICY 5.1: Preservation of At-Risk Housing						
ACTION 5.1.1	<p><i>Monitoring and Preservation.</i></p> <p>Monitor the status of federally assisted projects to identify those at-risk of converting to market-rate housing. Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.</p>	DHCD – Policy and Programs	Annual, 2015-23; City will identify projects at highest-risk each year (that could convert within the next 24 months)	The City is not aware of any restricted affordable units that converted to market-rate, and did not receive advance notice of an intent to terminate use restrictions on assisted housing. Staff have not had capacity to research or monitor the conversion of such units.	The policy is effective, but only rarely needed. Please note that staff have not had capacity to research or monitor the conversion of such units.	The policy is appropriate to Housing Element goals.

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ACTION 5.1.2	<p><i>Contact With Owners of At-Risk Buildings.</i></p> <p>Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.</p>	DHCD – Policy and Programs	Annual, 2015-2023; City will identify projects at highest risk each year (that could convert within the next 24 months)	<p>See Action 5.1.1; In 2021, staff did not have capacity to research or monitor the conversion of such units. Five properties were listed as "At-Risk" or questionable in Table 3-54 of the 2015-2023 Housing Element:</p> <ul style="list-style-type: none"> • Lottie Johnson Apts (970 14th St) • San Pablo Suites (2551 San Pablo Ave) • Santana Apts (2220 10th Ave) • Taylor Methodist (1080 14th St) • The Claridge Hotel (634 15th St) <p>Of these properties, San Pablo Suites was destroyed in 2017 due to fire. The Claridge Hotel is classified as a residential hotel and is thus now subject to the City of Oakland's Ordinance No. 13509 regulating the demolition, conversion, and rehabilitation of residential hotels.</p> <p>Santana Apartments is owned by Mercy Housing, a nonprofit affordable housing developer committed to</p>	The policy is effective. A new search for at-risk properties will need to be identified in the next cycle.	The policy is appropriate to Housing Element goals.

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				<p>preserving affordable housing. Although CTCAC affordability requirements will expire before 2023, the property also has a Ground Lease with affordability restrictions through 2067.</p> <p>Lottie Johnson Apartments and Taylor Methodist are both funded by HUD. A HUD representative confirmed via email on 3/19/2020 that neither property should be considered at risk.</p>		
ACTION 5.1.3	<p><i>Financial Assistance for Preservation Projects.</i> Award preference points under the City’s Housing Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.</p>	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland has continued to commit funds to projects that apply for its NOFA for the Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing.	The policy is effective.	The policy is appropriate to Housing Element goals.
ACTION 5.1.4	<p><i>Project Based Section 8 Assistance.</i> Collaborate with the Oakland Housing Authority</p>	DHCD – Housing Development Services;	Ongoing, 2015-23	While development of new affordable housing has been an ongoing strategy within OHA to fulfill the MTW objective to increase housing choice,	The policy is effective. The strategy to allocate PBV subsidies	As the decline of HCV utilization and increasingly competitive and

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	to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	Oakland Housing Authority		OHA leadership recognized that the decline of utilization within the housing choice voucher (HCV) program required a faster response than building new units. At the start of the decade in late 2009, OHA had 273 project-based voucher (PBV) units and in FY 2019 this number has grown to 3,463 committed or leased and 5,246 allocated overall which is about 40% of the MTW voucher allocation. This growth was expedited by the disposition of 1,615 public housing units in 2010, and two Requests For Qualifications (RFQs) issued in 2017 to award project-based voucher subsidies to existing units and single room occupancy (SRO) apartments to serve specialized populations. The RFQs received a huge response from existing owners and along with awarding PBVs to projects receiving funding through the City of Oakland competitive NOFA process and OHA’s new development projects, OHA has awarded thousands of PBVs which has helped offset the declining utilization within the HCV program and ensures long term affordability of these units. In FY 2019, OHA leased 388 additional PBV units	through various methodologies has proved important and strategic to preserve affordable units for households served through the program as the housing market continues to remain expensive.	expensive housing market spurred the need to attach subsidy to the units themselves using PBVs.

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				<p>and has many in the pipeline to allow us to continue to serve the maximum number of families possible.</p> <p>Additionally, in FY 2019 OHA was approved to dispose of 253 units of senior public housing through Section 18 disposition and planning for this major renovation continued with implementation of the disposition targeted for FY 2020. This new disposition will bring the total number of disposed units to 1,868.</p> <p>During 2021, OHA leased and/or contracted 213 new PBV units. The leased and contracted units consisted of new construction as well as previously conditionally awarded units, which included completing the environmental clearances, Housing Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY 2017.</p> <p>Furthermore, 95th and International (27 units), second phase of Acts Cyrene Apartments, which was not</p>		

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				<p>planned for FY 2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY.</p> <p>In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under contract to 4,675. OHA’s overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,285 (14 are PBV VASH for Lake Park), which is approximately 40 percent of the voucher portfolio.</p>		
ACTION 5.1.5	<p><i>Local Non-traditional Housing.</i></p> <p>Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of</p>	Oakland Housing Authority	Ongoing, 2015-23	<p>OHA administered existing programs and continued implementation of new local programs during the period. Existing programs such as the Sponsor Based Housing Assistance Program (SBHAP) offered housing assistance to 1) chronically homeless individuals from encampments, 2) formerly incarcerated individuals recently released from San Quentin prison, and</p>	<p>This policy action is effective. Throughout the previous decade, OHA has developed innovative local programs to meet the diverse needs of Oakland and served 673 families</p>	<p>The policy is appropriate to Housing Element goals. With multiple factors squeezing the supply of affordable housing during this decade, Oakland saw a</p>

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	families served in local, non-traditional OHA programs.			<p>3) emancipated foster youth exiting the juvenile justice system.</p> <p>The Parents and Children Together (PACT) program evolved from a program serving primarily mothers exiting the criminal justice system to a citywide family unification program that includes any parent exiting the Santa Rita County Jail system that is enrolled in a reentry program designed and facilitated by the Alameda County Sherriff’s Office (ACSO). In FY 2021, OHA served an average of 13 families through PACT.</p> <p>The Building Bridges (BB) initiative provides housing assistance to underserved populations, continued operations in FY 2021, but experienced some challenges with staff turnover and decreased utilization. Additionally, Oakland’s plan to renovate a large site remained on hold due to COVID-19 delays and shifting priorities. This program seeks to extend and leverage existing support through systems alignment to increase the chance of sustained success and long-term</p>	<p>on average per month in 2010. This number has increased to 1,081 families per month served on average through local non-traditional programs made possible through MTW flexibility.</p>	<p>marked increase in homelessness and certain populations being especially hard hit by the housing crisis. Using MTW flexibility, OHA began strategic partnerships with City and county agencies to promote systems alignment by breaking down silos, to provide targeted housing resources alongside supportive services from these agencies to extend the runway of support and leverage funding more effectively, building on a</p>

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				<p>positive outcomes for these families. The BB SRO program has a capacity, when all sites are renovated and ready, to serve 289 families through a service-enriched SRO model. The shared housing and transitional housing units are reserved for house veterans, homeless and foster youth.</p> <p>The BB CalWORKs program is designed to provide local housing assistance for one to two years for Alameda County Social Services Agency (ACSSA) clients who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients with the goal of stabilizing the housing and improving outcomes for families and children. During FY 2021, OHA housed families referred from ACSSA, averaging 24 families assisted per month, a 12% increase over FY 2020.</p> <p>BB THP+ is a short-term program designed to extend the runway of assistance and help create a pathway to economic stability for people exiting the foster care system. OHA utilized</p>		<p>platform of stable housing. With the launch of the Building Bridges initiative in 2017, OHA provided additional housing assistance funding for marginally served populations such as emancipated foster youth, CalWORKs working families, homeless veterans and the elderly, to supplement the resources being provided by state and local funding sources. These programs in FY 2019 are adding 190 families served</p>

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				<p>the County of Alameda’s 2017 RFP as the competitive selection process to award housing assistance funding to First Place for Youth (FPY). The award of funding resulted in an executed contract between OHA and FPY to provide rental housing assistance for low-income THP+ participants for up to five years. The service provider assists program participants through direct referral. The program capacity can serve up to 50 families per month and in FY 2021 OHA served 25 families per month, a 12% increase over FY 2020.</p> <p>BB-Key To Home (BB-KTH) is a new program where OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit for families with children out of Project Roomkey interim housing into more long-term supportive housing managed by a third-party homeless</p>		<p>in Oakland. These programs would not be possible without the authority and flexibility granted through the MTW demonstration. The MTW demonstration was set to expire in 2018 and OHA’s leadership via a national Steering Committee of a few MTW agencies, led negotiations with HUD on behalf of all 39 MTW agencies nationwide, to successfully extend the contract with HUD as is, until 2028. This was critical to enable</p>

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				service provider and property manager contracted by OAHPI. The program served an average of 5 families per month during FY 2021.		OHA to continue to provide uninterrupted service to its many families served through local non-traditional programs using MTW flexibilities.
POLICY 5.2: Support for Assisted Projects with Capital Needs						
ACTION 5.2.1	<p><i>Advocacy for State and Federal Financing.</i></p> <p>Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.</p>	DHCD – Policy and Programs	Ongoing, 2015-23	Significant changes to how competitive State funding is scored and prioritized has resulted in challenges for City projects and are at odds with City priorities. Specifically, the 4% tax credit and tax-exempt bond program, which is the lead funding vehicle for large affordable housing developments administered by the California Debt Limit Allocation Committee (CDLAC) and Tax Credit Allocation Committee (TCAC) shifted from being essentially over-the-counter to a competitive resource in recent years. The agencies have undergone significant scoring revisions that disadvantage Oakland, such as the emphasis on high	The policy is effective and critical to producing and preserving affordable housing.	The policy is appropriate to Housing Element goals.

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				<p>opportunity neighborhoods (under which Oakland's census tracts are considered vastly low opportunity), or the penalization of high-cost cities under the tie-breaker scoring. The City has remained actively engaged in each scoring iteration, in coordination with other high cost cities and affordable housing developers. Whenever possible, the City advocates for increased funding at the State and federal level for affordable housing.</p> <p>The City regularly consults with affordable housing developers to ensure that the timing and dollar amount of City funding is aligned with county, State, and federal funding program requirements. This helps ensure that City funds are leveraged maximally against other funding sources.</p> <p>The City of Oakland acts as the Local Reviewing Agency for any affordable housing applying for Low Income Housing Tax Credits in Oakland.</p>		

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				<p>The City of Oakland also acts as a co-applicant with developers seeking funds through California's Affordable Housing and Sustainable Communities (AHSC) program, Infill Infrastructure Grant (IIG) program, and Transformative Climate Communities (TCC) program. These programs are generally oriented towards new construction.</p>		
ACTION 5.2.2	<p><i>Funding for Capital Needs – Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings).</i></p> <p>Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing. The rental housing eligible for this program will</p>	DHCD – Housing Development Services	Ongoing, 2015-23	<p>Sources of funding include Bond Measure KK (\$100 million towards housing programs) and Alameda County Measure A-1 (almost \$55 million towards housing). City NOFAs for the Acquisition, Rehabilitation, & Preservation of Multifamily Affordable Housing enable buildings with existing City regulatory agreements to apply for funding.</p> <p>Oakland Housing & Community Development issued its Strategic Action Plan (SAP) to outline its immediate strategies for investment for 2021-2023. In accordance with the SAP strategies, Oakland HCD has deployed its production funding through several NOFA rounds to</p>	The policy is effective in preserving and improving the City's stock of affordable housing.	The policy is appropriate to Housing Element goals.

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	have City regulatory restrictions from funding sources such as CDBG and HOME Funds.			support the generation of the New Construction pipeline, the acquisition and conversion of existing buildings through the Acquisition and Conversion to Affordable Housing program, and the preservation and extending affordability through a Preservation and Rehabilitation program. Oakland HCD also aggressively pursued competitive Homekey funding from the State to immediately acquire and create the homeless housing units that are so desperately needed across the City and region. Across all programs, funds are deployed in a competitive manner with an emphasis on prioritizing projects that reach deeper affordability and, in more recent NOFAs, reflect racial equity goals for the department and City.		
POLICY 5.3: Rent Adjustment Program						
ACTION 5.3.1	<i>Rent Adjustment Ordinance.</i> Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance	DHCD – Rent Adjustment Board	Ongoing, 2015-23	Since 2015, the Rent Adjustment Program continued to implement the policies limiting rent increases on units covered by the Rent Adjustment Ordinance. In 2017, numerous changes were made to Oakland’s Rent Adjustment and Just Cause ordinances	The policy is effective in preventing displacement of existing tenants.	The policy is appropriate to Housing Element goals.

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	based on a formula tied to increases in the Consumer Price Index.			that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.		
ACTION 5.3.2	<i>Just Cause for Eviction Ordinance.</i> Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of residential tenants to specified causes and provides remedies.	DHCD – Rent Adjustment Board	Ongoing, 2015-23	The Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.
ACTION 5.3.3	<i>Ellis Act Protections Ordinance.</i> Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential	DHCD – Rent Adjustment Board	Ongoing, 2015-23	In 2020, amendments to the Tenant Protection Ordinance, Rent Adjustment Program Ordinance, and Just Cause for Eviction Ordinance were adopted which strengthened protections for vulnerable tenants. Development of regulations to	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.

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	rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code. §7060, et seq.).			implement these amendments were approved by the City Council in 2021.		
POLICY 5.4: Preservation of Single Room Occupancy Hotels						
ACTION 5.4.1	<p><i>Residential Hotel Conversion/Demolition Protections.</i></p> <p>Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.</p>	Bureau of Planning	Ongoing, 2015-23	<p>The City continues the implementation of Planning Code Chapter 17.153 – regulations adopted in 2018 that protect Residential Hotels as an important housing typology. The regulations require a Conditional Use Permit and replacement units for any demolition or conversion of a Residential Hotel Unit. The Bureau of Planning continues to work with Residential Hotel property owners to create a Residential Hotel registry, so the City can monitor any proposed changes to these buildings to ensure they align with regulations.</p> <p>In addition, \$14 million from the City's Measure KK bond proceeds for affordable housing is being targeted to the acquisition of SRO properties for use serving extremely-low-income and homeless households.</p>	This program has been effective in retaining Residential Hotel units.	The policy is appropriate to Housing Element goals.
POLICY 5.5: Limitations on Conversion of Residential Property to Non-Residential Use						

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ACTION 5.5.1	<i>Residential Property Conversion Ordinance.</i> Continue to require a Conditional Use Permit prior to converting a residential use to a nonresidential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Bureau of Planning	Ongoing, 2015-23	In 2018, the City of Oakland strengthened regulations in Planning Code Section 17.102.230 restricting conversion of residential uses to non-residential uses.	This program has been effective in limiting the conversion of residential uses to non-residential uses.	The policy is appropriate to Housing Element goals.
POLICY 5.6: Limitations on Conversion of Rental Housing to Condominiums						
ACTION 5.6.1	<i>Condominium Conversion Ordinance.</i> The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to	Bureau of Planning	FY 2014-15	In February 2020, the Condo Conversion regulations were updated to make it harder to convert rental units to condominiums without replacement units being built.	This has been effective in reducing the number of condo conversions taking place.	The policy is appropriate to Housing Element goals.

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	<p>moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.</p>					
POLICY 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing						
<p>ACTION 5.7.1</p>	<p><i>Rehabilitation of Public Housing Units.</i> Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market-rate properties surrounding them.</p>	<p>Oakland Housing Authority</p>	<p>Ongoing, 2015-23</p>	<p>In 2018, the Bureau of Planning began working with OHA to develop a streamlined process for renovating existing affordable housing units and increasing density on existing OHA-owned properties. New state regulations, including SB 330, will facilitate processing of OHA applications once received by the City of Oakland. Further, the programs noted below do not require MTW funding, but are traditional HUD methods for rehabilitating public housing. OHA uses MTW funding flexibility to rehabilitate approximately 50-75 units annually in its PBV portfolio.</p>	<p>This policy action is effective.</p>	<p>This is appropriate to the Housing Element.</p>

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				<p>The public housing portfolio maintained over 98% occupancy rate overall and staff aggressively pursued applicants on the waitlists to fill any open vacancies. In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager’s unit and 75 units in Oak Grove South including a manager’s unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of “Demo/Dispo” during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North had been completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building.</p>		

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				<p>Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California’s tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.</p> <p>OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these</p>		

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				projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.		
GOAL 6: Promote Equal Housing Opportunity						
POLICY 6.1: Fair Housing Actions						
ACTION 6.1.1	<p><i>Funding for Fair Housing Organizations.</i></p> <p>Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.</p>	DHCD – CDBG Programs	Ongoing, 2015-23	<p>Since 2015, the City has provided funding supporting the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa:Just Cause, and ECHO Fair Housing to provide fair housing related legal services, fair housing counseling, tenant-landlord mediation, outreach, education, info & referral, intake, assessment, fair housing investigations of discrimination, fair housing testing, and fair housing audits benefitting low- and moderate-income households. This includes CDBG funds.</p> <p>In FY 2020/21 and 2021/22, a pilot program under the Oakland Fair Chance Ordinance was implemented that prohibits rental housing providers in Oakland from advertising that</p>	The action has proven to be an effective resource in addressing housing discrimination. Each year the City funds fair housing organizations at approximately \$261,475 among 4 fair housing agencies. Starting in FY 2020/21 and 2021/22 a two-year allocation was added for the Fair Chance Ordinance program. Annually the fair housing program benefits	The action is a critical tool for addressing housing discrimination and promoting equal opportunity to housing. This action is in line with the City of Oakland’s Race and Equity work and is further supported by findings in the 2020-20-25 Alameda County Regional Analysis of Impediments to

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				<p>applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may screen only when required to under federal or State law.</p>	<p>approximately 1,300 low- and moderate-income Oaklanders with fair housing issues. About 30-40 fair housing clients per year are able to preserve existing housing through the fair housing services. Fair Chance ordinance, while a pilot program is producing low numbers assisting 10 clients in year one of the pilot program.</p>	<p>Fair Housing Choice. Segregation between white and minority residents has increased in the last decade; number of Black residents in Oakland are decreasing; overall minority residents are being displaced; homelessness has increased by over 42% since 2017; minority households (especially Black and those of Hispanic ethnicity have highest rate of disproportionate housing needs. There are many more statistics to support the</p>

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ACTION 6.1.2	<p><i>Housing Search Assistance for People with Disabilities.</i> Seek to provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.</p>	DHCD – CDBG Programs	Ongoing, 2015-23	<p>The City no longer contracts for housing search assistance and counseling, since 2013. The former Housing Resource Center staff, now a part of the Department of Housing and Community Development's Community Development & Engagement section provided information and referral and kept updated resources for drop-in clients in need of housing search services. Due to limited staff and resource to support this work and due to the COVID-19 state of emergency, focus of services offered has shifted to keeping residents housed through the provision of relocation financial assistance to eligible residents per Oakland Municipal Code Section 15.60; anti-displacement services; and Emergency Rental Assistance services.</p>	<p>When fully resourced, this program is successful in assisting Oaklanders in finding safe and affordable housing suitable for each household's needs, within means of each household; assisting in making sure all Oaklanders have safe and affordable housing. Housing search assistance is still a need, particularly for persons with disabilities.</p>	<p>appropriateness of this program.</p> <p>Oakland has experienced numerous shifts in its residential pattern in the years since the Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count. Oakland's central housing needs center on lack of affordable housing, high incidence of housing cost burden,</p>

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						<p>particularly among extremely-low- and very-low-income renter populations, increasing degrees of homelessness and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and gentrification pressures that have occurred over the past decade.</p>
ACTION 6.1.3	<p><i>Affirmative Fair Marketing.</i> Require all recipients of funds for housing development to market their projects in accordance with written fair marketing</p>	DHCD – Policy and Programs	Ongoing, 2015-23	Most recent Affirmative Fair Marketing Procedures & Guidelines are posted on the City’s website for owners and managing agents of housing assisted by the City, ensuring there is no discrimination against potential	The policy is a highly effective means of ensuring access to affordable housing for	The policy is fully consistent with the goal of promoting equal housing opportunity.

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	guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.			tenants or purchasers on basis of race, color, religion, sex, physical or mental disability, familial status (presence of child under age of 18 and pregnant women), national origin, ancestry, age, marital status, sexual orientation, gender identity or expression, having Acquired Immune Deficiency Syndrome (AIDS) or AIDS related conditions (ARC), source of income, any arbitrary basis, or any other status protected by federal, State or local law.	underrepresented groups. This policy is effective in that it underscores the City’s compliance with federal regulations.	Required for any unit of general local government (UGLG) for federally-assisted housing with five or more units.
ACTION 6.1.4	<i>Housing Assistance Center.</i> Continue to support the Housing Assistance Centers’ efforts to improve access to housing information and services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	The Housing Assistance Center (HAC), launched in 2014 as a one stop housing services center serving residents with housing needs, allowing vulnerable residents to go to one place to address housing needs and questions. Since then, HAC transitioned to the Housing Resource Center (HRC), providing less counseling and housing search, providing more information and referral in addition to code compliance related relocation and anti-displacement services. Since 2020, HRC, now part of the Department of Housing and Community Development's	Programs are very successful in serving Oaklanders who are most vulnerable to becoming homeless, helping to Keep Oakland Housed through rental assistance, anti-displacement, relocation services and other services supporting this effort.	As part of the Department of Housing & Community Development Strategic Plan, these efforts support Preservation and Protection Objectives of the “3-P” approach of Protection, Preservation and Production.

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	partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.			Engagement section, also administers the Emergency Rental Assistance Program (ERAP) funded by U.S. Treasury and State Rental Assistance Programs for the City’s Keep Oakland Housed (KOH) programs.		
POLICY 6.2: Reasonable Accommodations						
ACTION 6.2.1	<i>Incorporate Reasonable Accommodations into City Programs and Policies.</i> The City’s ADA Programs Division will continue to ensure that requirements for accessibility are met throughout the City’s programs.	City Manager, Office of ADA Compliance	Ongoing, 2015-23	The City’s reasonable accommodations procedure was adopted in 2014, and the City has continued to implement its policy that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of Justice regulations implementing Title II of the ADA.	Reasonable accommodations are an effective tool for ensuring access to housing. The City actively enforces policies for reasonable accommodations in City-assisted affordable housing. Greater communication between HCD and the ADA Programs Division may be advised.	Reasonable accommodations are a fundamental tool in ensuring housing access. The policy may need to be revised in future cycles to reflect enforcement by HCD rather than ADA Programs Division.
ACTION 6.2.2	<i>Publicize and Implement Reasonable Accommodations Policy and Procedures.</i>	Zoning Administrator	Ongoing, 2015-23	The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing	The Reasonable Accommodations ordinance, (adopted in July 2014) was	The Reasonable Accommodation ordinance, (adopted in July 2014) was

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	<p>Implement the City’s Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.</p>			<p>programs. The Division publishes information about City disability access policies on its website:</p> <p>https://www.oaklandca.gov/topics/americans-with-disabilities-act-ada-services</p> <p>The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The</p>	<p>developed with the assistance of the City’s ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization, therefore, the ordinance is effective in providing people with disabilities fair access to housing.</p>	<p>developed with the assistance of the City’s ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization.</p>

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				Division is also assisting with the development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.		
POLICY 6.3: Promote Regional Efforts to Expand Housing Choice						
ACTION 6.3.1	<i>Regional Housing Needs Allocation.</i> Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.	DHCD – Policy and Programs	Ongoing, 2015-23	In 2021, City Staff continued to participate in the Plan Bay Area 2050 development process.	Participating in the Plan Bay Area 2050 process has been helpful, but MTC/ABAG did not follow some of the recommendations that Oakland wrote in their letter.	The policy is appropriate to Housing Element goals.
POLICY 6.4: Fair Lending						
ACTION 6.4.1	<i>Community Credit Needs Assessment.</i> Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	Oakland HCD conducts periodic assessments of community credit needs, including credit needs for housing. The assessment involves reviews of lending patterns in Oakland and the availability of residential credit. In 2021, no Community Credit Needs Assessments were scheduled.	The program effectiveness has declined since Treasure may opt to waive the program’s requirements for vendors, since the	Over the years, the appropriateness of the program has declined since today’s local brick and mortar banks

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	federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.			Assessments have been performed in response to Treasury’s 2017 RFP for Fiscal Service providers. In 2018, the Linked Banking Ordinance requirements were waived when Treasury selected the new Fiscal Services vendor. In 2017 after a series of meetings, City Council amended the Linked Banking Ordinance to expand the survey questions and to require improvement plans for banks surveyed that fell short in various criteria. In past years, HCD budgeted approximately \$20,000 for a periodic Nexus study to determine the community’s credit needs. In addition, at the initiation of Treasury’s periodic RFP for fiscal services, Oakland HCD staff releases a survey to local brick and mortar banks to request lending practices data, and staff collates this data for Treasury’s review as part of the Linked Banking Program. In 2021 neither activity was scheduled. See also Action 6.4.2.	majority of credit provided to the community is no longer through the surveyed brick and mortar banks, and since few banks chose to respond to the program surveys in the last few survey cycles. There may be more effective ways to gauge community credit availability and the equitability of local lending practices.	supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options to seek credit and are not captured in the banking practices studies.
ACTION 6.4.2	<i>Community Reinvestment Activities Linked to Banking.</i>	DHCD – Policy and	Ongoing, 2015-23	In the period 2015-2021, assessments were performed in response to	The program effectiveness has	In past years, HCD budgeted

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	Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank’s eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.	Programs; Financial Services Agency, Treasury Division		Treasury’s 2017 RFP for Fiscal Service providers. In 2018, the list of lenders eligible to participate in City-assisted lending programs was updated, and no lenders were excluded due to Linked Banking Ordinance requirements. The City-assisted lending programs were not funded in subsequent years. In 2021 no Community Reinvestment Activities Linked to Banking were used to limit bank eligibility to participate in City-assisted first-time homebuyer lending programs. See also Action 6.4.1.	declined since the majority of credit provided to the community is not provided through local brick and mortar banks.	approximately \$20,000 for a periodic Nexxus study to determine the community's credit needs. Separately, at the time of Treasury's periodic RFP for fiscal services, HCD would survey local brick and mortar banks for their lending practices and collate this data for review as part of the Linked Banking Program. In 2021 neither activity was scheduled. The appropriateness has declined since today's local brick and mortar banks

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						supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options and are not captured in the banking practices studies.
ACTION 6.4.3	<p><i>Community Outreach and Predatory Lending Controls.</i></p> <p>Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer</p>	<p>DHCD – Housing Assistance Center/Strategic Initiatives; Financial Services Agency, Treasury Division</p>	<p>Ongoing, 2015-23</p>	<p>The City of Oakland provides resource information on predatory lending on its website: https://www.oaklandca.gov/resources/predatory-lending</p> <p>Community outreach around predatory lending practices is not contracted by the City. However, agencies such as HERA, Consumer Credit Counseling and other agencies</p>	<p>The Department of Housing and Community Development Strategic Initiatives Section has been effective in implementing predatory lending prevention strategies</p>	<p>This program is effective and will be continued into the next Housing Element planning period 2023-2031. In future Housing Element cycles, this measure should be</p>

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	<p>information on how to avoid predatory lending. Outreach efforts by non-profit organizations will include door-to-door outreach and funding legal services on foreclosure counseling and prevention.</p>			<p>provide outreach and services around predatory lending.</p> <p>To encourage more resilient and informed buyers in our community, the City's Homeownership Programs provides monthly homebuyer education to prospective buyers. The curriculum informs potential buyers on the homebuying process, puts them in touch with assistance resources including the City's assistance programs as well as other area benefits and assistance, and introduces them to community lenders, real estate professionals, and HUD-certified housing counselors. In 2020 the City enrolled 224 students and issued certificates of completion to 97 class attendees before the live workshops were discontinued due to the COVID-19 pandemic. In March 2020, the City switched strategies to referring homebuyers to our local partners certified to provide HUD-certified Homebuyer Education using remote live classes and online education.</p>		<p>combined with Action 2.2.3.</p>

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				As described in Action 6.1.4 “Housing Resource Center”, the City of Oakland's Housing Resource Center provides assistance to residents who may be victims of foreclosure and predatory lending. In many cases, the Center refers such cases to Housing & Economic Rights Advocates (HERA).		
POLICY 6.5: Accountability						
ACTION 6.5.1	<p><i>Housing Element Annual Progress Report.</i></p> <p>Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the 2015-2023 Housing Element (as required by state law). The City will also conduct annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post</p>	Planning Bureau; DHCD – Policy and Programs	On an annual basis by April 1	<p>The Housing Element Annual Progress Report (APR) is due to the Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR) by April 1st each year. The City has continued to submit APRs during the period, and APRs from previous years can be found on the City's website, here: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports</p>	This policy is an effective tool to promote accountability by the City to the policies it has slated in the Housing Element.	The action is appropriate to the Housing Element.

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	copies of the report on the City's website.					
GOAL 7: Promote Sustainable Development and Sustainable Communities						
POLICY 7.1: Sustainable Residential Development Programs						
ACTION 7.1.1	<p><i>Promote Green Building Design for Private Development.</i></p> <p>Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as “green roofs”, tree planting, open space devoted to food production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.</p>	Bureau of Building	Ongoing, 2015-23	Since 2015, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.	The City's planning and building staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient techniques and materials.	The City is committed to promoting Green Building for private development, this action is appropriate for the 2023-2031 Housing Element.
ACTION 7.1.2	<p><i>Green Building Standards.</i></p> <p>Continue to require all new residential construction, and</p>	Bureau of Building	Ongoing, 2015-23	Since 2015, green building standards are required for projects which meet the thresholds in the Green Building	The policy is effective.	The action is appropriate to

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	single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes.			ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.		meet Housing Element goals.
ACTION 7.1.3	<i>Require Green Building Design requirements for City-funded Development.</i> All City-funded housing developments require certification under BuildItGreen.org's GreenPoint Rated or LEED certifications systems.	Bureau of Building	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010, and has continued to regularly apply it to multifamily affordable housing development. In the City's NOFA, new development and rehabilitation projects must meet a minimum score in each Green Point Checklist category. Projects scoring higher in the Green Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.	The policy is effective.	The action is appropriate to meet Housing Element goals.
POLICY 7.2: Minimize Energy and Water Consumption						
ACTION 7.2.1	<i>Energy-Efficiency and Weatherization Programs.</i>	Environmental Services	Ongoing, 2015-23	The City helped launch and is a participant in the Bay Area Regional	These approaches have combined to	These programs are an

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	<p>Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program, Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.</p>	<p>(PWA), with input from all agencies</p>		<p>Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), and Bay Area Multifamily Building Enhancements Program (BAMBE). These programs serve more than 1,000 units per year in reducing energy and water consumption of homes in Oakland. The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes annually, including renters and focusing primarily on lower-income residents, with energy efficiency and conservation measures each Summer. More than 20 Property Assessed Clean Energy (PACE) financing programs are currently operating in the City, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging</p>	<p>create a highly effective approach to energy efficiency and conservation in existing buildings.</p>	<p>appropriate method of implementing the relevant goals on reducing energy cost burdens for residents.</p>

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				equipment. The City is also working with EBCE and BayREN to install clean electric technologies in homes and businesses to replace natural gas systems, utilizing a combination of State and regional funding sources to lower the costs of installing heat pump water heaters, heat pump space heating and cooling systems, and induction cooktops. The City has initiated a lending program for induction cooktops to expand awareness of and access to such new technologies. Finally, the City is using its Measure KK infrastructure bond funding, along with federal CARES Act funding, to install a wide array of efficient energy systems in municipal buildings.		
ACTION 7.2.2	<i>Alternative Energy Production.</i> Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Assist the	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	The City of Oakland has continued to issue permits for a high number of residential solar PV systems, passing more than 8,200 installations and more than 49 MW of installed solar capacity as of September 2021. The most significant source of renewable energy production serving Oakland comes as a result of the City's participation in East Bay Community Energy (EBCE), a community choice	The policies and programs have generated significant progress in building and operating renewable energy systems in support of homes. The	This continues to be an appropriate method of expanding renewable energy systems, although pairing with some elements of energy storage

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	<p>public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation projects. Continue to be a municipal policy leader by providing streamlined and advanced permitting processes, and by actively sharing Oakland’s solar permitting Best Practices with others.</p>			<p>aggregator serving most of Alameda County. EBCE became the default electricity provider for all residences in Oakland in 2018, providing a minimum of 85% carbon free electricity. This electricity is generated from hydroelectric dams, solar PV, concentrated solar power, wind turbines, and geothermal energy sources. In addition, EBCE is serving 100 percent carbon free electricity to all accounts who elect to receive it in Oakland, including all municipal accounts of the City of Oakland. Oakland will receive a portion of power from the Scott Haggerty Wind Center project, a 57 MW renewable energy facility opened in Livermore in 2021. The generation of renewable energy from the EBCE program far exceeds local solar PV production, and will serve as the primary means of ensuring high levels of alternative energy production for the foreseeable future.</p>	<p>approach is effective.</p>	<p>and resilience are likely warranted in future Housing Elements.</p>
ACTION 7.2.3	<i>Facilitate a Community Solar Program.</i>	Environmental Services (PWA), with	Ongoing, 2015-23	Multiple community solar options now exist for Oakland ratepayers, including options with East Bay Community	This approach has been effective in providing residents	With the availability of renewable

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	Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.	input from all agencies		Energy and independently through developments in the private energy marketplace. Additionally, the City is worked with the Oakland EcoBlock project team, a pilot project of various academic and industry partners, to facilitate a shared solar approach to neighborhood-scale retrofits of solar PV in existing neighborhoods. This effort was recently funded \$5 million by the California Energy Commission.	options for accessing renewable energy, regardless of home ownership or site conditions.	energy products through CCAs (East Bay Community Energy) and IOUs (Pacific Gas and Electric), the sole focus on community solar is no longer an appropriate means of providing the intended access.
ACTION 7.2.4	<i>Technical Assistance.</i> Continue to educate applicants and residents about the advantages of energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior levels of energy efficiency.	Bureau of Building	Ongoing, 2015-23	The City continues to collaborate with East Bay Energy Watch (EBEW) and the Bay Area Regional Energy Network (BayREN), working directly with program implementers and PG&E to enhance local program delivery, and participating on the EBEW Strategic Advisory Committee. In July 2020, the City Council adopted the Equitable Climate Action Plan (ECAP), a ten-year strategic and policy plan to reduce energy consumption and expedite the transition away from fossil fuel use. This Plan contains	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to potable water use in the City.	The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.

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				<p>policies to expand and deepen energy efficiency, renewable energy, decarbonization, and electric vehicle programs and reduce energy cost burden for all members of the community. In December 2020, the City Council passed a requirement for newly constructed buildings to be all-electric design, eliminating natural gas connections in such buildings. These efforts, in addition to ongoing energy programs, serve to reduce energy use among Oaklanders and facilitate the transition to cleaner energy sources.</p>		
<p>ACTION 7.2.5</p>	<p><i>Promote Water Conservation and Efficiency.</i> Expand promotion of water conservation and efficiency practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In affordable housing developments, this will reduce utility bills, freeing up</p>	<p>Bureau of Planning; Bureau of Building; Environmental Services (PWA)</p>	<p>Ongoing, 2015-23</p>	<p>Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation through EBMUD and Stopwaste continued through the period, as well as education via EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.</p>	<p>The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to potable water use in the City.</p>	<p>The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.</p>

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	more resources to pay rent or a mortgage.					
POLICY 7.3: Encourage Development that reduces Carbon Emissions						
ACTION 7.3.1	<p><i>Mixed Use Development Incentives.</i></p> <p>Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.</p>	Bureau of Planning	Ongoing, 2015-23	<p>With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in adopted Specific Plan areas (Broadway Valdez, Lake Merritt BART, West Oakland), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are considered an incentive for the construction of new housing. The current Specific planning process for the Downtown Oakland Specific Plan, continued work on the Final EIR, Final Plan, Zoning, and meetings on a Zoning Incentive Program as part of the implementation. The Draft Plan and DEIR documents can be found here: https://www.oaklandca.gov/documents/draft-dosp-eir</p>	The Specific Plans have been very effective in providing an incentive with certified EIRs and development programs for developers to build housing in an expedited manner.	The policy is appropriate to Housing Element goals.
ACTION 7.3.2	<p><i>Transit-Oriented Development.</i></p> <p>Evaluate the existing S-15 Transit Oriented Development zone, and</p>	Bureau of Planning	2014-2017	Construction is now complete of Phase 5 of "MacArthur Station" at the BART parking lot, including a 260-foot tall building with 402 market-rate and affordable residential units. Panoramic	This action is effective. During the planning period, 402 market-rate and	This action is appropriate for the Housing Element.

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	<p>consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled and transportation mode share.</p>			<p>Interests is seeking building permits related to the approved 500 Kirkham project located two blocks southeast of the West Oakland BART Station (and in the S-15 zone). In 2016, "Mural" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units. The City previously adopted revisions to the transportation analysis using Vehicle Miles Traveled (VMT), instead of Level of Service, as directed by AB 743 (see Action 1.1.3). BART and its developer are seeking entitlement of transit-oriented development (including both market-rate and affordable housing) surrounding the Lake Merritt BART Station.</p>	<p>affordable units were constructed through Phase 5 of the MacArthur Station project, and 1,032 residential units were approved for the 500 Kirkham site, located two blocks southeast of the West Oakland BART Station.</p>	
<p>ACTION 7.3.3</p>	<p><i>Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.</i> Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority</p>	<p>Bureau of Planning</p>	<p>Ongoing, 2015-23</p>	<p>Priority Development Area (PDA) site Inventories were updated in 2019. The Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) allowed for modifications of existing PDAs to occur at the administrative level. Planning staff recommended changes to existing PDAs and submitted the proposal to ABAG and MTC on September 16th, 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on</p>	<p>"Plan Bay Area" was adopted in July, 2013. The action is effective. Updating the PDA site inventory allows the City to apply for affordable housing development</p>	<p>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 2023-</p>

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	Development Areas. (See also Policy 1.1).			<p>July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. See “2019 Proposed PDA map” for a map of existing PDAs following this year’s update and “2019 Proposed PDA Map Showing Changes to Existing PDAs” for a map outlining the changes. Both maps can be found online: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1</p> <p>These updated PDAs can also be found on MTC's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1</p>	grants for projects located in PDAs.	2031 Housing Element.
ACTION 7.3.4	<p><i>Integrate Land Use and Transportation Planning in Major Residential Projects.</i></p> <p>Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and</p>	Bureau of Planning	Ongoing, 2015-23	The City effectively implements this action through the application of the Equitable Climate Action Plan (ECAP) checklist and requirement for compliance with transportation demand management (TDM) measures. This applies to all major project case files.	The action is effective.	The action is appropriate.

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	planning effort undertaken by the City.					
ACTION 7.3.5	<p><i>Encourage New Housing at a Range of Prices.</i></p> <p>Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland’s workforce. Consider adoption of a transit-oriented development affordability policy, including preservation of existing affordability.</p>	Bureau of Planning	Ongoing, 2015-23	<p>The City, in concert with various agencies and organizations, has continued to promote the construction and preservation of housing at a range of price levels near transit hubs and corridors:</p> <ul style="list-style-type: none"> • Predevelopment activities continued at Lakehouse Commons, a 91-unit affordable development within the Lake Merritt Station Area. • Rehabilitation continued and was nearly completed at Frank G Mar Apartments, an existing 119-unit affordable housing development located within the Lake Merritt Station Area Plan. • Construction began at Fruitvale Transit Village Phase II-B, a 181-unit affordable development adjacent to the Fruitvale BART station. Construction is expected to be complete in 2023. 	The City has successfully advanced policies on a somewhat ad hoc basis to encourage high-density housing at a range of income levels near transit stations. A more comprehensive uniform policy may be warranted for future Housing Element cycles.	Dense development near transit is a primary tool for reducing carbon emissions.

POLICY 7.4: Minimize Environmental Impacts from New Housing

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ACTION 7.4.1	<i>Compact Building Design.</i> Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	This design standard continues to be recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: https://www.oaklandca.gov/document/s/design-guidelines-for-commercial-and-corridor-areas	This program has been effective in encouraging maximizing use of sites.	The policy is appropriate to Housing Element goals.
ACTION 7.4.2	<i>Waste Reduction.</i> Continue to review and enforce adequate recycling and organic matter allocation areas. Encourage, where feasible, multifamily developments to comply with the City's Zero Waste Plan.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds. Section 9 of the City's Basic Application for Development Review requires applicants to provide sufficient space for the storage and collection of recyclable and organic materials to comply with SB 1383 and Ordinance No. 11807 – Recycling Space Allocation Requirements. Planning staff continues to review the recycling ordinance requirements at building permit plan check.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.3	<i>Foster Healthy Indoor Air Quality.</i> Encourage, where feasible, the use of zero-VOC materials to improve indoor	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to apply its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by

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	air quality (e.g., paints, adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).			improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.		the City's Planning Code and the new Specific Plans.
ACTION 7.4.4	<i>Recycled, Reclaimed or Renewable content of Building Materials.</i> Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multifamily housing, through the application of the Green Point Rated and the LEED for Homes checklists.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.5	<i>Re-Use and Rehabilitation of Historic Materials.</i> Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City encourages the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element and the entire Historic Preservation Element of the Oakland General Plan as guides, to maintain and enhance neighborhood character and to preserve the energy and design integrity embodied in the buildings' original construction.	Planning staff consistently encourages applicants to retain and rehabilitate existing buildings, citing a smoother review process, savings of time and money, California Historical Building Code and other code	Existing buildings support "naturally occurring affordable housing." Growing environmental concerns support the slogan "The greenest building is the

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					accommodations for existing buildings, the City’s pioneering 1978 publication Rehab Right, and deterrents including the demolition regulations in the Planning Code. Residential and work-live adaptive reuse of commercial and industrial buildings continues, often facilitated by use of the Historical Building Code.	one that is already built.”
ACTION 7.4.6	<p><i>Encourage Food Production in Open Space Areas.</i></p> <p>Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles.</p>	Bureau of Planning	Ongoing, 2015-23	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The City Council adoption of	The policy is effective.	The action is appropriate to meet Housing Element goals.

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				amendments to the City’s Agricultural Regulations advanced Oakland’s sustainable food system goals.		
POLICY 7.5: Climate Adaptation and Neighborhood Resiliency						
ACTION 7.5.1	<p><i>Climate Change and the Planning Process.</i></p> <p>Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate change. Consider design review requirements for buildings to improve climate resiliency.</p>	Bureau of Planning	Ongoing, 2015-23	<p>In 2021, the City adopted a new 2021-2026 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released the "Resilient Oakland Playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group; the final report was issued in Fall 2017. See: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak068799.pdf</p> <p>Beyond these efforts, the City revised its scoring criteria for its Capital Improvements Program (CIP) to score sustainability and resiliency in all capital projects in 2019. The City requires all staff reports to evaluate sustainability opportunities as part of</p>	This approach is an effective way to document the role that climate action and resiliency planning are having on providing safe and affordable housing at all income levels.	The organization of this section remains relevant and appropriate for ensuring that local climate and resilience planning are supporting broad housing targets.

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				<p>project review and presentation to City Council. Additional climate adaptation and resilience programs and policies were adopted as part of the City Council's adoption of the Equitable Climate Action Plan (ECAP) in July 2020, including the establishment of Resilience Hubs and Spaces, improved analysis of climate adaptation, and improved communication and coordination tools for neighborhood resilience.</p>		
<p>ACTION 7.5.2</p>	<p><i>Climate Adaptation Strategies.</i> Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in the development of climate adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.</p>	<p>Bureau of Planning; Bureau of Building; Environmental Services (PWA)</p>	<p>Ongoing, 2015-23</p>	<p>In July 2020, Oakland City Council unanimously voted to adopt the 2030 Equitable Climate Action Plan (ECAP). The 2030 ECAP establishes actions that the City and its partners will take to equitably reduce Oakland’s climate emissions and adapt to a changing climate. The ECAP was developed pursuant to City Council’s adopted 2030 greenhouse gas emission reduction target of 56% relative to 2005 levels, as well as Oakland’s 2018 Climate Emergency and Just Transition Resolution. Oakland’s City Council also adopted a 2045 Carbon Neutrality Goal, calling for a dramatic reduction in Oakland’s greenhouse gas emissions and “deep decarbonization” of the</p>	<p>The approach has been moderately effective in demonstrating the need for climate adaptation strategies to be made in support of housing policy.</p>	<p>The approach is appropriate, although the goals, objectives, policies, and programs would benefit from a more expansive description and focus on those elements of climate change with the potential to impact housing supply and quality, as well as resident</p>

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				<p>building and transportation sectors by 2045. The new 2030 ECAP is rooted in equity and a deep community engagement process: it identifies ambitious actions we can take to combat climate change while also ensuring that frontline communities – those that have been harmed by environmental injustice and who are likely to be hurt first and worst by the impacts of climate change – will benefit first and foremost from climate action.</p> <p>The City is focusing its attention especially on actions that will result in cleaner air, improved economic security, good green jobs, and more resilient communities, while also minimizing our contribution to climate change. To find updates on ECAP implementation, please visit the Sustainability Page, where all ECAP-related topics and resources are listed and updated: https://www.oaklandca.gov/topics/sustainable-oakland-1</p>		<p>health and safety.</p>

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				Climate adaptation strategies are also included in the City's Resilient Oakland Playbook, and Sea level Rise Road Map. The City was the focus of a 2018 effort by the All Bay Collective to identify climate adaptation strategies for the neighborhoods adjacent to San Leandro Bay in East Oakland. The City is also working with community groups in the East Oakland Neighborhoods Initiative (EONI) to implement a Transformative Climate Communities grant from the Strategic Growth Council to further identify climate adaptation strategies for East Oakland.		