

# CITY OF OAKLAND



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REBECCA KAPLAN  
Vice Mayor  
District At Large

CARROLL FIFE  
Council Member  
District 3

Date: March 15, 2022  
To: Members of City Council and Members of the Public  
From: Vice Mayor Kaplan and Councilmember Fife  
Re: **Resolution Authorizing And Directing The City Administrator To Issue A Notice Of Development Opportunity For A 100% Affordable Housing Project, On The City-Owned Parcel Bounded By Clay Street, 14th Street And City Hall - Also Known As The “Clay Street Garage”**

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Dear Colleagues on the City Council and Members of the Public,

Oakland faces multiple extraordinary challenges when it comes to meeting its housing needs, including but not limited to the COVID-19 pandemic, gentrification and displacement, high rates of unemployment, and homelessness. To assist in providing much needed affordable housing, this resolution would authorize and direct the City Administrator to issue a Notice of Development Opportunity (NODO) for a 100% affordable housing project on the Clay Street Garage parcel.

As it stands, Oakland is in serious need of affordable housing, and this need has only exacerbated in recent years. From the City’s Housing Element Annual Progress Report for 2020, Oakland has met only 43% of its Regional Housing Needs Allocation (RHNA) goals for very low-income housing, and 25% of its RHNA goals for low-income housing. In addition, the December 2021 RHNA allocation plan for the Bay Area for 2023-2031 establishes that Oakland needs 6,511 units of very low income housing, and 3,750 units of low income housing to meet growing demand.

Our top priority when surveying potential uses for city-owned land, therefore, must be addressing housing and shelter inequities. Building affordable housing on the parcel located at 1414 Clay Street next to City Hall would ensure residents of all income levels have access to public services, public transportation, and Oakland businesses. It is ideally located blocks from the 980 freeway, in close proximity to BART and multiple AC Transit lines, to amenities in Old Oakland and Chinatown, downtown and Jack London Square, and to employment centers. In addition, using this parcel for affordable housing would activate land which has not been in use for over five years, as the public parking garage in this location closed indefinitely in December 2016.

This resolution directs the City Administrator to issue NODO for those interested to develop a 100% affordable housing project where the Clay Street Garage currently resides. The resolution also directs the Administrator to make a concerted effort to ensure contracts are awarded with an equity framework so that small, BIPOC, and women-owned firms are able to participate in the development of this project, and that the project be designed and planned in a manner to meet community needs.

City Council  
March 15, 2022  
File # 22-0141

