## How are we going to hit these bold goals by 2024?

A combination of strategies can work together to reach our goals of keeping Oakland diverse, meeting the demand for housing brought about by population and job growth. We are confident that with focus and careful coordination, Oakland can do this!

Cabinet members stand at the ready to help. More information about each strategy is provided in the following pages. A full report will be available soon with even more detail from each of the Work Groups to serve as reference as the work continues in 2016 and beyond.

### **PROTECT AFFORDABILITY**

- Improve renter services = approximately 5,000 homes
- Strengthen renter protections = approximately 5,000 homes
- 3) Enforce renter protections = approximately 5,000 homes
- 4) Acquire and rehab Naturally Occurring Affordable Housing (NOAHs) = approximately 2,000 homes
- 5) Secure single family homes with fragile financing = approximately 500 homes.

### **BUILD NEW HOMES**

(Focus on getting at least 66% of the current pipeline built, including the 900 affordable homes in today's pipeline that still need 'gap financing'))

- Build existing pipeline of affordable homes and add new ones = approximately 2200 (including at least 500 homes on City's public land);
- Build existing pipeline of market rate homes and add new ones = approximately 14,800 (including 1,500 new backyard rental homes).

#### 20,000 protecting affordability of 17,000 existing homes building 17,000 new homes homes ~13,000 = existing pipeline; ~900 affordable 10,000 homes 0 multi -family NOAHs single family homes **6)** Build & Expand pipeline of affordable pipeline homes 1) Improve renter 2) Strengthen protections protections 4) Acquire 5) Secure PROTECT Existing reality Expand homes TOTAL services Enforce adjusted to 7) Build & market rate renter renter TOTAL pipeline of ົ

FIGURE 3. IMPACT PROJECTIONS FOR HOUSING STRATEGIES

# What is the timeframe for meeting Oakland's goals to protect and build homes?

Timeline to Address Oakland's Housing Crisis			<u>KEY</u>	
			= Refining plans	= Implementing plans — > = In action
			Impleme	ntation Timeframe
			Short-Term Medium-	
			2016 2017	÷.
			Q1 Q2 Q3 Q4 Q1 Q2 Q3	3 Q4
	1	Improve Renter's Services		
		A Complete audit and redesign Rent Adjustment Program	$\longrightarrow$	
		B Modernize the Housing Services System	$\longrightarrow$	
		C Expand contracts w/ local groups to outreach & counsel tenants		$\longrightarrow$
		D Create a larger more sustainable funding source		$\longrightarrow$
		E Improve Data Collection F Developing an emergency bridge fund	$\rightarrow$	
	2			$\rightarrow$
	2	Strengthen Renter's Protections		
		A Improve Just Cause Eviction Ordinance		
		B Revise Condo Conversion Ordinance		
		C Propose Amendments to Tenant Protection Ordinance		$\rightarrow$
		D Revise Ellis Act Eviction Ordinance		
ш		<ul><li>E Revise Code Enforcement Relocation Program</li><li>F Explore a new Neighborhood Stablization Ordinance</li></ul>		
H	2			
0	3	Strengthen Enforcement of Renter's Protections A Increase Rental Assistance Program Fees		~
2		<ul> <li>A Increase Rental Assistance Program Fees</li> <li>B Add further legal saefguards for vulnerable communities</li> </ul>		
۵.		C Public lands sales proceeds to increased renters enforcement		$\longrightarrow$
		D Develop a Proactive Rental Inspection Program		$\longrightarrow$
	4	Acquire Naturally Occurring Affordable Housing		
		A Establish NOAH/Acquisition & Rehab. Collab.		$\longrightarrow$
		B Pursue a City Infrastructure Bond that includes NOAH rehab. \$		$\longrightarrow$
		C Explore NOAH Fund w/ Metropolitan Transportation Comm.		$\longrightarrow$
		D Set up a Transfer Tax Rebate for renovation of NOAHs		$\rightarrow$
		E Increase capacity for Small Site Acquisition & Management		$\rightarrow$
	_	F Deepen capacity of local organizations to execute		$\longrightarrow$
	5	Secure single family homes in financial distress		
		B Secure single family homes in financial distress		$\rightarrow$
		C Establish Scattered Site Homeownership Trust		
	6	Build & Expand Pipeline of Affordable Homes		
		A Establish an Impact Fee program	$\longrightarrow$	
		B Dev. on-site mitigation choice (commensurate w impact fee)	$\longrightarrow$	
Δ		C Create a Public Land policy -uses and proceeds		$\longrightarrow$
		D Pursue a County Bond measure for affordable housing		$\longrightarrow$
BUI		E Explore Enhanced Infrastructure Finance District(s)		$\longrightarrow$
		F Compete for State Affordable Hsg. & Sustainable Communities \$		$\longrightarrow$
	7	Bulld & Expand Pipeline of Market Rate Homes		
		A Support the creation of units that are efficient to construct		$\longrightarrow$
		B Esnure the permitting process provides certainty		$\longrightarrow$
	8	Set up internal working group to ensure steady progress		
		A Ensure coordination as policies are refined	$\longrightarrow$	
ш		B Staff a small Advisory Committee		$\longrightarrow$
ENSURE		C Set up & manage a website for community to track progress		$\longrightarrow$
	9	Ensure Oaklanders have preference in new affordable housing		
Ξ		A Legal counsel to clarify parameters	$\longrightarrow$	
		B Craft language & work with state to change parameters	$\longrightarrow$	
	10	Raise funds from philanthropy & others to support the work		$\longrightarrow$