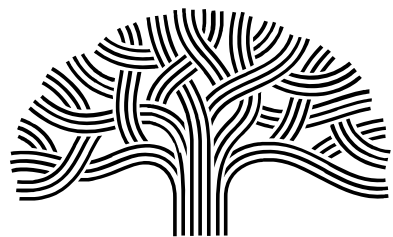


Housing for All: Policy & Implementation

Housing Action Coalition



CITY OF
OAKLAND



Wednesday, 28 February 2024

City of Oakland Team



Mayor Sheng Thao
City of Oakland



Ed Manasse, Deputy Director
of Planning, Planning &
Building Department



Emily Weinstein
Housing & Community
Development



Robin Abad Ocubillo
Citywide Ombuds

Today's Topics

- **Oakland's Housing Vision**

Mayor Sheng Thao

- **Housing Policy & Implementation**, Recent and Upcoming
Ed Manasse, Deputy Director of Planning, Planning & Building Dept.

- **Affordable Housing Development**
Emily Weinstein, Director of Housing & Community Development

- **Permitting & Entitlement Streamlining**
Robin Abad Ocubillo, Citywide Permit Ombuds

- Question & Answer



General Plan Update

- The General Plan is the **Legal Basis** for **development and conservation**, and establishes citywide vision and supporting **goals, policies, and implementation measures**.
- There are **Eight** Elements of the General Plan required by the State of California
- **Phase I Complete**
 - 2023-2031 Housing Element (*Adopted January 31, 2023, State Certification – February 17, 2023*)
 - Safety Element & Environmental Justice Element (*Adopted September 26, 2023*)
 - Zoning Code Text and Map Amendments for Phase 1 (*Adopted October 3, 2023, Effective October 30, 2023*)

General Plan Update

- The General Plan is the **Legal Basis** for development and conservation, and establishes citywide vision and supporting **goals, policies, and implementation measures**.
- **Phase II In Progress (Early 2024 Kickoff – End of 2025)**
 - Land Use and Transportation Element (combines 2 required Elements)
 - Open Space, Conservation and Recreation Element (combines 2 required Elements)
 - Capital Facilities and Infrastructure Element - (*New & optional Element*)
 - Noise Element
 - Updates to the Zoning Code

§ Planning Code Amendments

| | |
|---|--|
| Missing Middle Housing Type Code Amendments | <i>Diversify housing types and increase housing inventory in existing neighborhoods.</i> Change development standards to allow for a range of small-scale multi-unit housing types in single-family neighborhoods, and increase height and density in commercial zones + along transit corridors |
| S-13 Affordable Housing Combining (Overlay) Zone | <i>Shorter review times by expanding ministerial approval and density</i> Allowance for unlimited density within the permitted building envelope and 2 stories higher than zoning allows, along with other relaxation of regulations for 100% affordable housing projects as well as projects with 40% affordable units on lots that are 15,000 square feet or less |
| S-14 Housing Sites Combining (Overlay) Zone | <i>Faster housing production by expanding ministerial approval for sites identified in the Housing Element</i> For sites in the 2023-2031 Housing Element that provide 20% affordable units for 4th & 5th cycle sites and a range of 20% - 40% affordable units (based on income level) for 6th cycle sites |
| Pollution Reduction Code Amendments | <i>Reduce industrial pollution impacting residential zones.</i> Address the intensity of commercial and industrial activities close to Residential Zones |
| Other Planning Code Amendments | <i>Remove constraints and streamline entitlements.</i> Facilitate special housing types, remove constraints on processing entitlements, eliminate Conditional Use Permit requirements for density and a number of commercial uses + streamline and simplify development approval process |

Status: Adopted, effective October 30, 2023

Downtown Specific Plan

- **Policies and actions addressing housing, homelessness, economic opportunity, culture keeping, community health, safety, mobility, and land use & urban form**
- **Certified Environmental Impact Report, facilitating streamlined approval of projects in Downtown**
- **Relaxation of ground-floor land use restrictions, reduced Conditional Use Permit requirements**
- **Zoning incentives to allow additional development capacity in return for community benefits (on site or in-lieu fee)**
- **Future development potential in Victory Court & re-envisioned I-980 corridor**

Status: Adoption Phase. Planning Commission Hearing; City Council Q2 2024

Objective Design Standards

- Complies with **SB 35 and SB 330** which address the housing shortage
- Procedures, regulations, and objective design and development standards to **streamline the approval of residential, mixed-use, and commercial building types**
- **A two-track entitlement review system – ministerial and discretionary** – with tiers of procedures to clearly delineate approval process for different project scopes
- **General Design Standards**, with **context-specific standards** as modifiers, as well as **design standards specific to building type**
- **Simplified, transparent, and user-friendly** tools that applicants can use to easily navigate the development process
- A **community workshop** will be held in the coming months **to review and gain feedback on the draft 4-8 Story Residential Standards**

Status: Spring 2024 community workshops. Full adoption target: Summer 2024

3Ps of Affordable Housing



PRESERVATION

Of Existing Affordable
Housing Stock



PROTECTION

Of Oaklanders from
Displacement



PRODUCTION

Of New Affordable
Housing

Notices of Funding Availability

NOFAs are Oakland HCD's tool to administer funds for housing development. Current NOFAs include:



New Construction: Creation of multifamily affordable rental. Current scoring prioritizes projects with more dedicated ELI and PSH units, neighborhoods experiencing displacement, and emerging developers.



Homekey/R2H2: Rapid acquisition/conversion or new construction of homeless units



Acquisition & Conversion to Affordable Housing (ACAH): converts market rate rental to affordable, with set-aside for coops and land trusts



Preservation of Existing Portfolio: supports rehab needs of existing portfolio buildings



Capital Investment

Guiding Principles

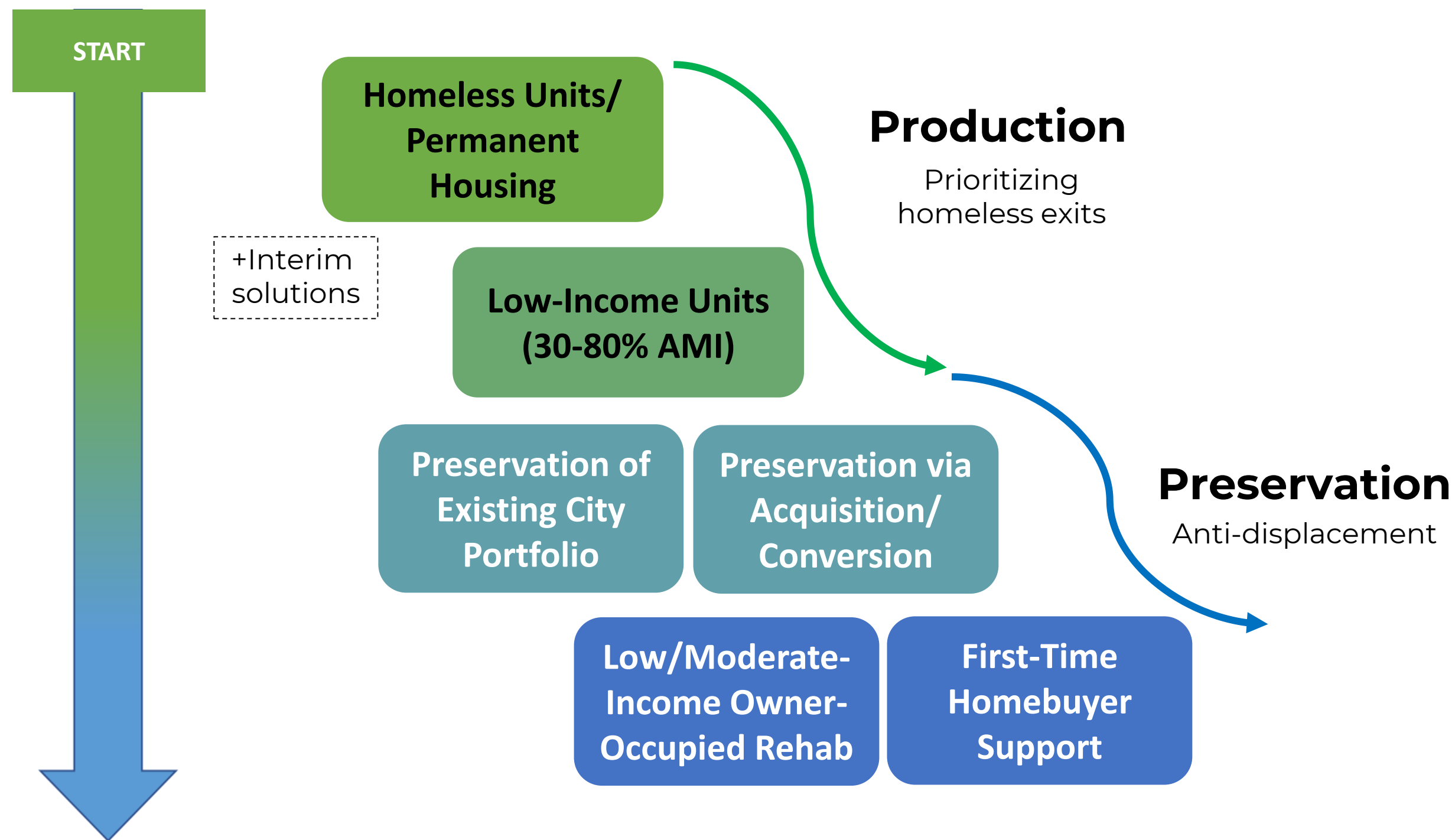
1. Base all decisions & processes in **equity** goals and priorities
2. Root our funding allocations and decision-making in **data**
3. Pursue all opportunities to **leverage funding** sources
4. Innovate to **reduce** development **costs and time**
5. Explore opportunities to expand **partnerships** & resources
6. Simultaneous investment and **advocacy for systems change**
7. Iterate & evaluate over time – **stay nimble!**



Capital Investment

Equity Framework

Approach:
fund as
many areas
as possible
starting
with priority
strategies



Affordable Housing

Projections by Source, 2023-27

| Program Type | Measure U Funding | Local Capital Dollars | Local Operating Subsidy | Total Funding | %of Total | Number of Units |
|---|-------------------|-----------------------|-------------------------|---------------|-----------|-----------------|
| Permanent Homeless Units (0-30% AMI) | \$94,410,837 | \$10,400,740 | \$59,784,769 | \$164,560,346 | 35% | 699 |
| Low-Income Units (30-80% AMI) | \$159,600,000 | \$24,529,875 | \$0 | \$184,129,875 | 38% | 1,228 |
| Preservation via Acquisition/Conversion | \$49,875,000 | \$20,000,000 | \$0 | \$69,875,000 | 15% | 233 |
| Preservation of Existing City Portfolio | \$28,614,163 | \$10,000,000 | \$0 | \$38,614,163 | 8% | 575 |
| Other Housing Programs** | \$0 | \$13,000,000 | \$0 | \$13,000,000 | 3% | 0 |
| Totals | \$332,500,000 | \$77,930,615 | \$59,748,769 | \$470,179,384 | 100% | 2,734 |

ACAH Program

Oakland HCD invested **\$12.65 million** in 2023 to preserve existing affordable housing via the **Acquisition and Conversion to Affordable Housing (ACAH) program**.

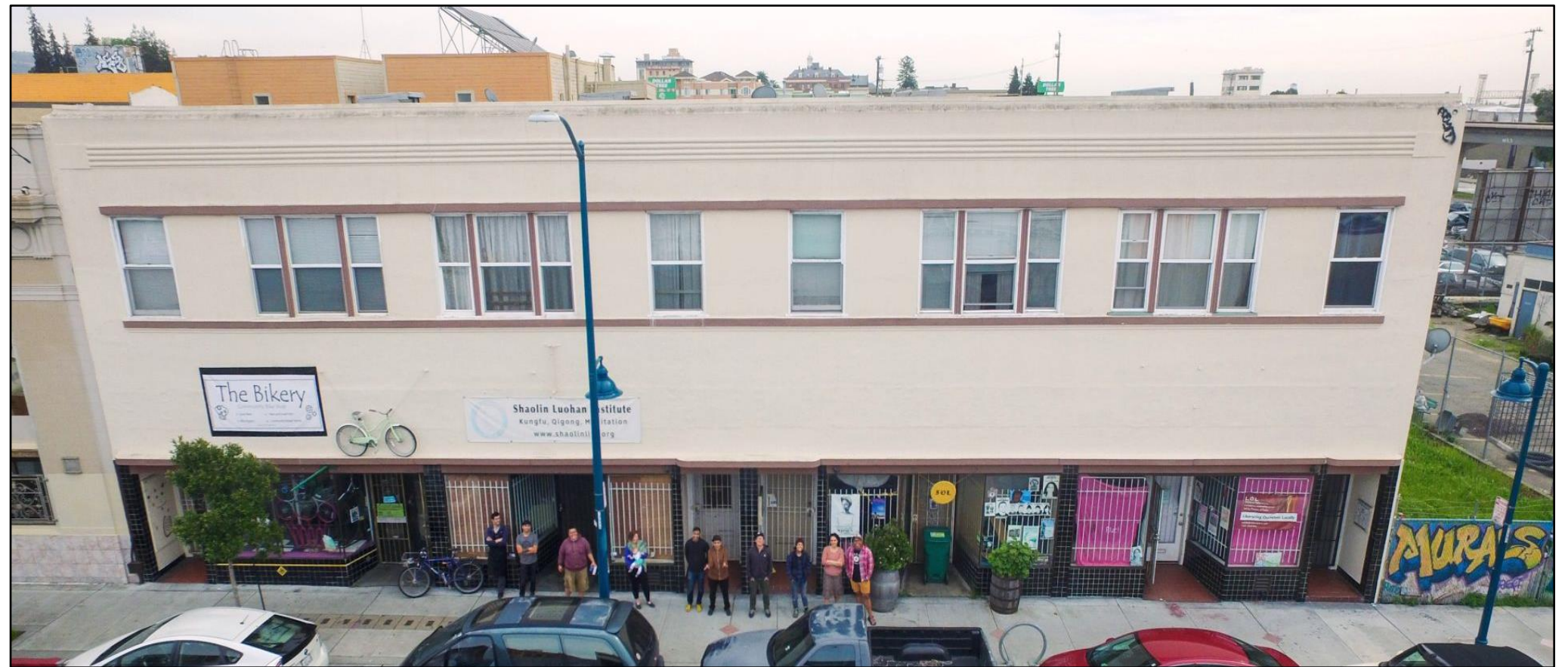
These funds will help rehabilitate and permanently protect the affordability of 170 homes.

ACAH
Program
Funding
Pools



General
Developer

Community Land
Trusts/ Cooperatives



Residents at Oakland Community Land Trust's Liberated 23rd Avenue Project

State Funding Awards

In 2023, the **City of Oakland Housing & Community Development Department** won over \$100 million from competitive State funding opportunities, including:

- \$50 million in Homekey Round 3 funding to support three Permanent Supportive Housing projects with a total of approx. 190 units
- \$40.7 million from the Infill Infrastructure Grant Catalytic Program to support 673 affordable units
- \$10 million from the Regional Early Action Planning Grant 2.0 Program to support a 240-unit affordable housing project, active transportation improvements to the 7th Street Corridor, and a universal mobility pilot program
- \$2.3 million from the Prohousing Incentive Program to support affordable housing as one of the funding sources for the ACAH program

Rental Registry

Oakland HCD launched the Rental Registry in May 2023 to protect tenants and provide greater insight into Oakland housing trends.

| Rental Registry Status as of January 5, 2024 | | | | | | |
|--|--|---------|-----------------|--------|-----------------------|-------|
| Month | Estimated Subject to Registration | | Reported | | Claimed Exempt | |
| | Properties | Units | Properties | Units | Properties | Units |
| Totals | 48,614 | 113,441 | 15,847 | 53,647 | 3,330 | 4,490 |
| Compliance Rate | | | 32.60% | 45.97% | | |

Only owners of **properties built more than 10 years ago**, on a rolling basis, are required to report.

Reported information includes current rent amount(s), date of tenant move-in, number of bedrooms and bathrooms, and more.

Housing on City-owned Land

- **The City produces a significant amount of affordable housing on its own land** - through partnerships with nonprofit affordable housing developers.
- Since 2019, more than **900 units of housing have been completed** on City-owned property.
- Today, there **are more than 1,000 units of affordable housing either under construction or in the pipeline** on City-owned property:
 - More than 200 affordable housing units under construction.
 - More than 830 affordable housing units in development pipeline. At least 175 of those units will break ground in 2024.



Rendering of the Liberation Park Project on the City-owned property at 73 & Foothill. Developer is BCZ, Eden Housing + CAST.

Citywide Permitting: Goals

Improve the City of Oakland's permitting processes to achieve **fair, consistent, equitable** outcomes for the public and City staff through **enhanced coordination, efficiency, accountability, transparency, and communication.**

- Increase efficiency to reduce application review and processing timelines
- Improve accessibility of the City's permit-related systems and information
- Provide a consistent, equitable application experience to all residents and customers



📍 Physical Permit Center

@ 250 Frank Ogawa Plaza

Starting July 2023, Planning, Building, Fire Prevention, and Transportation are all staffed four days a week during the same hours:

Walk in Hours:

Mon 10am – 2pm

Wed 10am – 2pm

Scheduled Appointments:

Tues 9am – 4pm

Thur 9am – 4pm

All Planning & Building permit applications are accepted online 24/7

Special Activity Permits in City Hall, Rm 123:

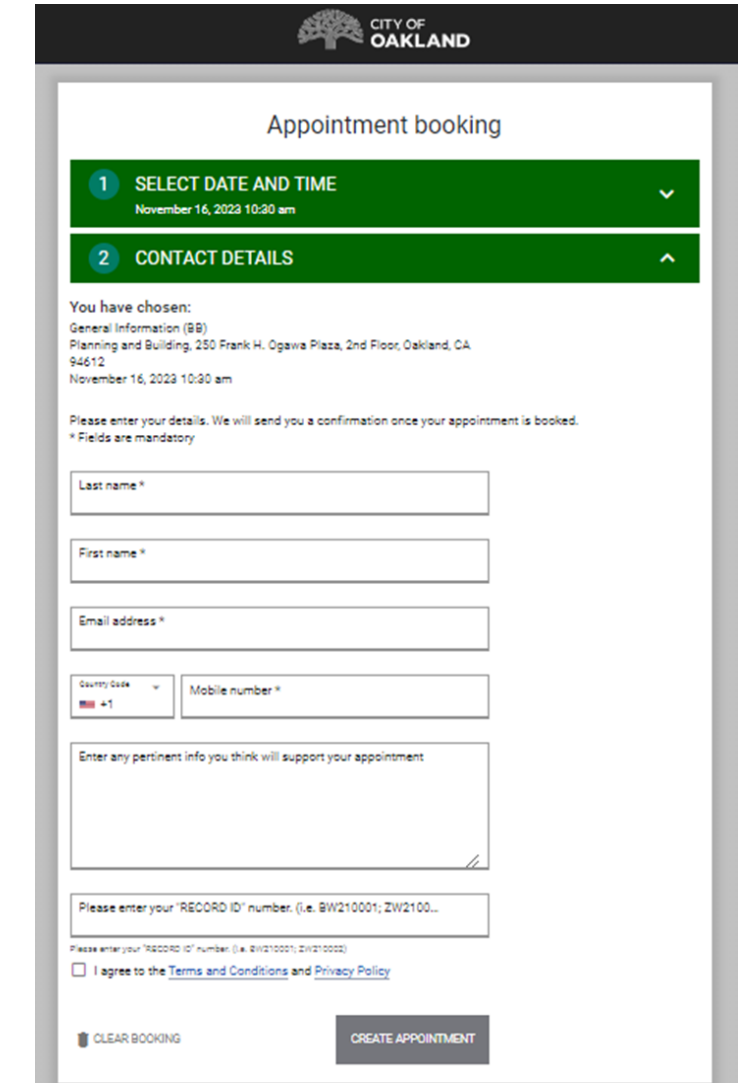
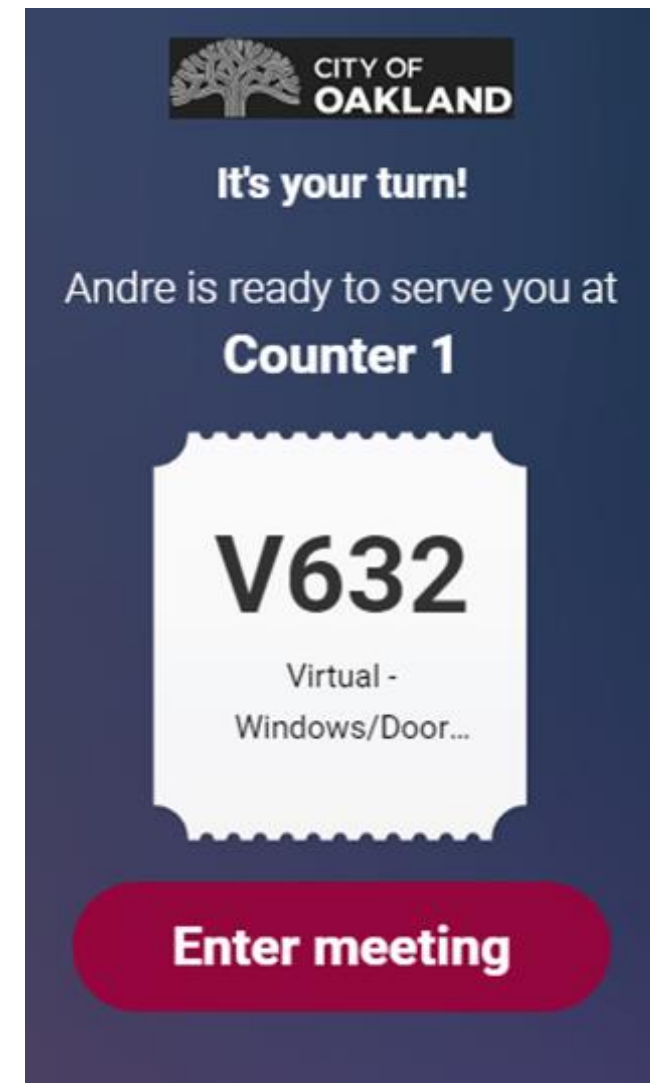
Walk-In: Mon, Wed, and Fri, 9am-12pm, 1pm-3pm



Appointment Booking

for all Departments

- Expand and Enhance appointment scheduling and customer queuing (Qmatic)
 - All departments on one system
 - Guides user to the appointment type they need
 - Same process for booking appointments, in-person and virtual
 - Clearer in-person queuing guidance and wayfinding

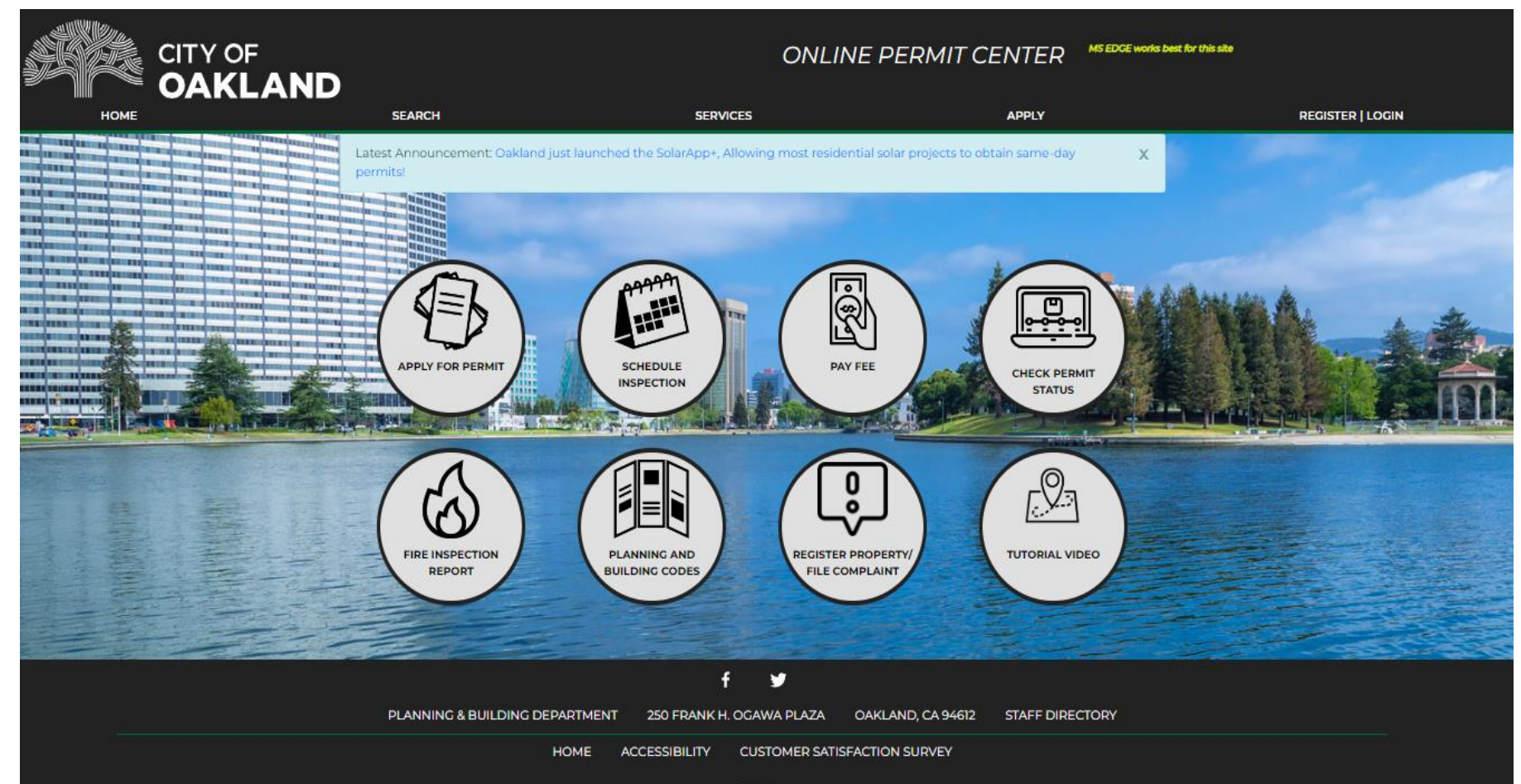
A web form for appointment booking. At the top is the City of Oakland logo. Below it, the title "Appointment booking" is centered. The form has two main sections: "1 SELECT DATE AND TIME" and "2 CONTACT DETAILS". Under "1", it shows "November 16, 2023 10:30 am". Under "2", it shows "You have chosen: General Information (BB) Planning and Building, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612 November 16, 2023 10:30 am". Below this, there are input fields for "Last name", "First name", "Email address", "Country/State" (with a dropdown menu), and "Mobile number". There is also a text area for "Enter any pertinent info you think will support your appointment". At the bottom, there is a field for "Please enter your RECORD ID number (i.e. BW210001; ZW2100...)" and a checkbox for "I agree to the Terms and Conditions and Privacy Policy". There are two buttons at the bottom: "CLEAR BOOKING" and "CREATE APPOINTMENT".

Status: Implementation Phase Implementation target: Spring 2024

Permit Application Portal redesign

Redesigned public application portal to improve technical, language, and cognitive accessibility, reduce siloes, increase communication and consistency in application process:

- ✓ Simplified web content
- ✓ Proactive notifications, increased visibility into status
- ✓ Reporting/analytics for improved user experience



Status: RFP Scoring and Interviews. Implementation target: Fall/Winter 2024

Rapid Permits

12 of 23 Building Permits






| Phase 1 - Complete | Phase 2 - Complete | Phase 3 |
|---|--|--|
| <ul style="list-style-type: none">• Residential Solar Permits via Solar App+ (SE)• Lead Based Paint Permit (LBP) | <ul style="list-style-type: none">• Commercial Over-the-Counter (OTC) Mechanical, Electrical, Plumbing (MEP)• Residential Over-the-Counter (OTC) Mechanical, Electrical, Plumbing (MEP) | <ul style="list-style-type: none">• Building Combination permit (B)- where there is no structural or wall layout changes• Residential Building Combination (RBC)- where there is no structural or wall layout changes |

Status: Phase I and II Complete. Full Implementation target Q1 2024




Rapid Permits

12 of 23 Building Permits

Previous Process 3 – 7 Days

-  Customer submits complete permit application
-  Permit Tech clicks 15+ times to progress permit
-  Permit Tech sends notice to customer to submit payment
-  Customer submits payment online
-  Permit available for printing

Current Process Same Day

-  Customer submits complete permit application, then progresses to payment page to
-  Complete payment online
-  Permit available immediately for printing
(onsite inspections required)

Status: Pilot phase. Full Implementation target Q1 2024

Automated Email Reminders

Permit applicants will receive clear communication via email.

- ✓ Permit status updates every two weeks, instead of one-time
- ✓ Notice when outstanding documentation and/or payments are still needed from the applicant
- ✓ Notice when permit will become inactive and expire (20 days before status change)

Status: Pre-implementation phase. Full Implementation target April 2024

Digital Project Scoping Tool

A User-friendly tool for commercial and residential projects will improve application process by providing relevant, project-specific information and guidance.

By answering a series of simple questions, it will tell you:

- ✓ If a project is allowed at the proposed site(s) per existing zoning
- ✓ What permits would be required
- ✓ Instructions on how to apply
- ✓ Total estimate of fees
- ✓ Option to initiate application process

Status: RFP Scoring and Interviews. Target Implementation: Fall 2024

Electronic Plan Review for Planning & Building Permits

Will reduce review times and improve interdepartmental coordination, tracking, and communication:

- ✓ EPR software will fully integrate with permit database (Accela) workflow
- ✓ Customer uploads plans with application packet
- ✓ Departments review/comment concurrently using the EPR
- ✓ Approve/stamp electronically



Status: Implementation Phase. Implementation target: May 2024

OakDOT Permits

- **Any work in the public right-of-way requires a permit.**
- OakDOT staffs the Transportation Permit Counter where we field questions and accept applications related to OakDOT- and Public Works-issued permits.
- Some permits can be accepted, reviewed and issued on the same day, e.g. Obstruction Permits associated with reserving parking spaces and Sidewalk Compliance Certificates
- But most permits require more substantial engineering review and interdepartmental coordination, e.g. the Public Infrastructure (PX) Permit

OakDOT Lookahead

- **Hiring and retention.**
- Expanding **permit counter hours in April** to align with Planning & Building
- Accelerating Excavation Permit & Curb/Gutter/Sidewalk Repair Permit review
- Building administrative capacity to support **cashier services** for permitting and inspections
- Offering more permits on the digital platform (Accela Citizen Access)
- Revisiting the **Major/Minor Encroachment** distinction and enabling legislation
- Growing our **Public Space Management** offerings, including streamlining the sidewalk café permit process

Housing for All
in the City of Oakland

Mayor Sheng Thao



Panel Discussion / Q&A

Housing for All in the City of Oakland



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THANK YOU!



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