



*Housing is absolutely essential to human flourishing.
Without stable shelter, it all falls apart.*

--- Matthew Desmond, American sociologist

HOUSING

Housing Impact Table Leadership and Program Management

Michele Byrd, Director

City of Oakland Housing and Community Development

Heather Hood, Deputy Director

Enterprise Community Partners

Kevin Jenkins, Project Manager

Housing Impact Table

List of Housing Impact Table Members

Participants in Oakland Housing Implementation Cabinet

Sara Bedford, City of Oakland

Olga Bolotina, Office of Councilmember Dan Kalb

Gloria Bruce, EBHO

Christine Daniel, City of Oakland

Elaine Decoligny, EveryOne Home

Ethan Guy, City of Oakland

Angela Jenkins, Kaiser

Kelley Kahn, City of Oakland

Joanne Karchmer, Office of the Mayor

Carla Keener, Kaiser

Alex Marqusee, Office of Councilmember Lynette Gibson-McElhaney

Shereda Nosakhare, Office of the Mayor

Robert Ogilvie, SPUR

Yvette Radford, Kaiser

Darin Ranelletti, City of Oakland

Geeta Rao, Enterprise Community Partners

Richard Raya, Office of Councilmember Abel Guillen

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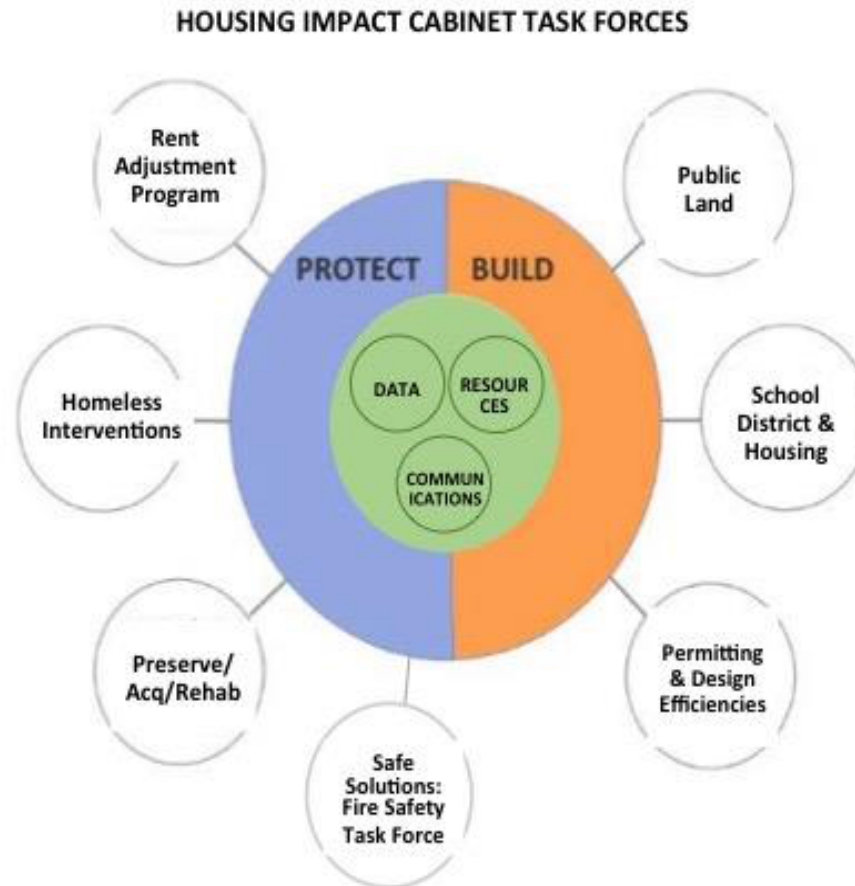
Mark Sawicki, City of Oakland

Josh Simon, EBALDC

Sarah Ting, City of Oakland

Mark Tortorich, Kaiser

Housing Impact Table's Structure



Strategies and Alignment

- **Housing Implementation Cabinet:** The Housing Impact Table (HOIT) is a group made up of City of Oakland council staff, housing experts, mission based developers, market rate developers, and housing advocates. The group works to improve housing outcomes in the City of Oakland
- **Enterprise Community Partners :** Heather Hood serves as the Deputy Director of Enterprise Community Partners and also Co-Chair of the Housing Impact Table. Enterprise provides technical assistance for nonprofit developers, Cap and trade application assistance, facilitation for public lands discussions and facilitation for discussions around ac rehab
- **EBHO :** Housing Impact Table member East Bay Housing Organization, has assisted in developing a public lands policy for the City of Oakland. The public lands policy will help govern the way Oakland deals with its public lands use, lease, sale of public lands.
- **OUSD/Peralta/ Homeless Students:** The Housing Impact Table has held conversations with Peralta and OUSD about educator housing. According to Trish Anderson, OUSD McKinney-Vento Act Specialist, Community Schools and Student Services, there are more than 1,069 unsheltered students in OUSD. The Housing Table is focused on providing these students/families with the resources to secure housing.

Housing Impact Table's Commitment to Our Chosen Indicators

ESTABLISHED HOUSING INDICATORS

HOUSING

Families have quality, affordable, stable housing

- # **homeless** families
- # **under-housed** families
- % households with **severe housing cost burden** (spending >50% of income on housing)

HOIT CHOSEN INDICATORS

HOUSING IT

Families have quality, affordable, stable housing

- # affordable housing units produced on an annual basis
- # individuals protected from being displaced
- # unsheltered students enrolled in OUSD
- % of residents in 0-30% of AMI housed
- # days missed by OUSD students with housing barriers

Housing Impact Table's Working Solutions to Address Systemic Challenges

- **Regional Housing Shortage:** It is well documented that there is a regional housing shortage in the San Francisco Bay Area. Because of the housing shortage it is difficult for residents/potential residents to find housing in Oakland. According to Rent Jungle, <https://www.rentjungle.com/comparerent/> the average one bedroom in Oakland is \$2,400 per month. The continuance rent increases and home prices makes it difficult for individuals/ families to remain in Oakland.
- **Amount of time it takes to build new units:** There is a regional shortage in the amount of housing needed to house residents. It takes an inordinate amount of time to build new housing units. According to the U. S. Census Bureau's Survey of Construction, it takes an average of 3-5 years (from permit to certificate of occupancy) to build a new unit.
- **Layers of financing needed to finance affordable housing:** Financing for affordable housing is incredible complex. It takes skill and experience to navigate the financing structure.
- **Speculators affecting the housing market:** There is a regional housing shortage which makes it hard to for residents looking to reside in Oakland. There are also speculators increasing the price of housing in the City of Oakland.

Developed Key Indicators

- **Anti-displacement**
- **Improve renters services**
- **Strengthen renters protections**
- **Strengthen enforcement of renters protections**
- **Unsheltered youth in OUSD**
- **Number of affordable units built**
- **Number of affordable units protected**
- **% of residents in 30 Area Median Income (AMI) housing**

Mid-phase Housing Impact Table Indicator Measurements*

Housing: Families have quality, affordable, stable housing			
INDICATOR	CURRENT INDICATOR MEASUREMENT	ANNUAL GOAL	EXPECTED INDICATOR MEASUREMENT AT COMPLETION OF PHASE 1 (JUNE 2018)
Families saved from displacement annually	5489	2125	1062
Number of market rate housing units produced annually	1850	315	925
Number of affordable housing units produced annually	409	250	489

* Numbers provided by Oakland Planning and Housing, and Community Development Departments.

Housing Impact Table's Indicators, Long Term Goals and Benchmarks

Housing: Families have quality, affordable, stable housing		
HIT CHOSEN INDICATORS	LONG TERM GOAL TO REACH INDICATOR	BENCHMARKS FOR LONG TERM GOALS
Unsheltered students in OUSD	There are almost 1100 unsheltered students in the Oakland Unified School District. The HT is working on strategies to provide housing resources to all of these students/ families. Provide resources for 200 OUSD unsheltered households annually*	100 Families served by June
Number of days missed by students that are unsheltered	The HT wants to determine if there is a link between the lack of adequate housing and missed days in school	By May (end of the school year) the HT will gather data to see if there is a correlation between missed days of school and being underhoused.

* Numbers provided by OUSD Transitional Students & Families Unit, McKinney-Vento Program.

Housing IT North Star Accomplishments

- 4600 families saved from displacement*
- 1809 new affordable housing units in the pipeline*
- 656 rehabbed affordable housing units*
- Development and submittal of cap and trade application for three projects
- Opening of outdoor navigation centers
- Oakland at home update report
- New “Housing Resource Center Brochure”
<https://view.publitas.com/oaklandhrc/hcd-brochure-2018/>
- Additional funding for anti-displacement services for residents of Oakland and Alameda County

* Numbers provided by Oakland Planning and Housing, and Community Development Departments.

Housing IT North Star Accomplishments (cont.)

Allocation of Measure KK* and Measure A1 † Funds to the Following Housing Implementation Cabinet Projects

HOUSING PROJECT	ADDRESS	TYPE	# UNITS
Oakland & the World Enterprises Inc. Project I	1664-1676 7th Street	Family/Homeless	79
West Grand & Brush, Phase I	760 22nd St & 2201 Brush St	Family/ Veteran	59
Coliseum Place	905 72nd Ave	Family/Special Needs	59
Camino 23	1233-1253 23rd Ave and 2285 International Blvd	Family	37
3268 San Pablo	3268 San Pablo	Senior	51
3801 MLK Family Housing	380 and 3807 Martin Luther King Jr. Way	Family/ Special Needs	32
Fruitvale Transit Village Phase IIB	35th Ave & East 12th Street	Family/Homeless	181
657 W. MacArthur Apartments	657 W. MacArthur Blvd	Family	44

* Measure KK is a \$600MM general obligation bond to invest in the City of Oakland's infrastructure and affordable housing.

† Measure A1 is the \$580MM Alameda County Housing Bond funding three programs related to home ownership and two to rental housing development.

Housing Impact Opportunities in the Oakland Landscape – Trends & Promising Programs

- ***Educator Housing:*** For the past 4 months the Housing Impact Table has worked with OUSD and Peralta to develop educator housing. OUSD is one of the largest landowners in the City of Oakland. Currently educators are traveling long distances to work because of the rising cost of living in Oakland and the surrounding cities. The HOIT has talked with OUSD Board members and the Chancellor of Peralta, there is an interest in moving forward in discussions
- ***Housing for Formerly incarcerated youth:*** The Housing Impact and Safety Impact tables met to discuss areas for collaboration. We talked about working together to help with the housing needs of youth returning to our community from the juvenile justice system.
- ***Housing Resource Center at schools that experience high concentrations of homelessness:*** According to the McKinney-Vento Act, there are almost 1100 unsheltered youth and families in the OUSD school system. The HOIT is in talks with the City of Oakland's Housing Resource Center to have the resource center go to some of the schools that experience high levels of homelessness.

An Eye Towards Housing in 2018

The Housing Impact Table is focused on advancing the 17,000/17,000 Housing Plan to protect the affordability of existing homes and build new homes. A set of strategies are activated, including strengthening renter protections, advancing Measures KK and A1, competing for state funds and refreshing the City's public land policy. This year, preventing and alleviating homelessness has become an explicit goal for the group.

- ***Prioritize Unsheltered Students:*** *The HOIT is in talks with the Housing Resource Center to prioritize helping the families of unsheltered students secure housing*
- ***Build and Protect Affordable Housing:*** The HOIT intends to continue developing new and improve existing strategies to maximize affordable housing.
- ***Educator Housing:*** The HOIT will continue to attempt to bring OUSD and Peralta together for the development of educator housing.
- ***Assisting Formerly Incarcerated Youth Secure Housing:*** In collaborating with the Safety Table, we discovered that there is a need for housing for Youth returning home from the juvenile justice center. We look forward to continuing this collaboration in hopes of helping youth transition into society.

An Eye Towards Housing in 2018 (cont.)

- **Improve Renter Services:** Better-targeted solutions for tenants and property owners through modernizing the housing services system, expanding contracts with local CBO's to outreach to tenants, and improving data collection.
- **Strengthen Renter Protections:** Strengthening renters protections includes revisions to the code enforcement ordinance, exploring a new neighborhood stabilization ordinance and other protections aimed at strengthening the rights of renters in Oakland.
- **Strengthen Enforcement of Renter Protections:** The HOIT is in the process of developing a proactive rental inspection program to help protect vulnerable communities.
- **Build Existing Pipeline of Affordable Homes and Add New Ones:** Measure KK provided funding for the acquisition and rehabilitation of an existing SRO building to create another transitional housing facility with supportive services, to double the number of units that currently exist at the successful model of the Henry Robinson Multi-service Center. The Henry Robinson currently serves 300 individuals annually, with more than 80% remaining permanently housed after exiting. The City of Oakland is in the process of identifying an SRO to purchase.