

Summary of Housing-Related Comments from the Various Specific Plan Processes

Attachment E

No	Topic	Specific Plan	Comment
1	Affordable Housing	Broadway Valdez Specific Plan	Policies should ensure goal of 15% affordable and housing mix;
2	Affordable Housing	Broadway Valdez Specific Plan	Require 15% affordable and housing mix;
3	Affordable Housing	Broadway Valdez Specific Plan	Require 15% affordable and housing mix; 300 unit min within plan area
4	Affordable Housing	Broadway Valdez Specific Plan	Affordable Housing strategy needs to be strengthened
5	Affordable Housing	Broadway Valdez Specific Plan	Mix of market rate and affordable
6	Affordable Housing	Broadway Valdez Specific Plan	Require 15% affordable and housing mix,
7	Affordable Housing	Broadway Valdez Specific Plan	Incentives/ bonus for LIHTC
8	Affordable Housing	Broadway Valdez Specific Plan	Require 15% affordable and housing mix
9	Affordable Housing	Broadway Valdez Specific Plan	Consider elasticity of demand for housing units in relation to supply of affordability
10	Affordable Housing	Broadway Valdez Specific Plan	Require 15% affordable housing
11	Affordable Housing	Broadway Valdez Specific Plan	Citywide policy on inclusionary housing or affordable housing
12	Affordable Housing	Broadway Valdez Specific Plan	More emphasis on incorporating affordable housing with retail
13	Affordable Housing	Broadway Valdez Specific Plan	Wants affordable housing, but unsure of legalities
14	Affordable Housing	Broadway Valdez Specific Plan	Affordable Housing strategy is citywide
32	Affordable Housing	Broadway Valdez Specific Plan	Consideration of stronger and specific incentives and tools to facilitate affordability and community benefits such as overlay zone or residential priority zones
19	Balance Retail/Housing	Broadway Valdez Specific Plan	Needs to be balance of retail/ housing, and other amenities to realize benefits associated with retail

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20	Balance Retail/Housing	Broadway Valdez Specific Plan	More emphasis on incorporating affordable housing with retail
27	Balance Retail/Housing	Broadway Valdez Specific Plan	Housing with retail with make retail safer
29	Balance Retail/Housing	Broadway Valdez Specific Plan	Need to balance retail with housing
39	Balance Retail/Housing	Broadway Valdez Specific Plan	Focus on retail should not preclude housing development in the near term
15	Bonus/ Incentive Program Strengthened	Broadway Valdez Specific Plan	<p>Idea of bonus/incentive program good, but needs to be stronger and addressing more community needs beyond retail</p> <ul style="list-style-type: none"> • Need innovative “value recapture” strategies for creating affordable homes • These should include trading height and density for community benefits • These public benefits zoning policies could include an affordable housing overlay zone with special incentives (similar to the entertainment overlay zone in 4.4.7) • These approaches should be phased in or tiered, to reflect changing market conditions over the time horizon of the plan and to encourage early development by developers who wish to build before community benefits requirements take effect. • The Plan’s implementation chapter should incorporate a periodic evaluation (perhaps every 3 years) to assess whether affordability targets are being met, and what policy and regulatory methods are feasible to achieve these targets given market conditions and political climate. • However, considerable upzoning proposed for much of the North End will curtail the city’s ability to work with developers on community benefits in exchange for height and density bonuses – one of the strategies suggested by the plan to create affordable housing.
16	Bonus/ Incentive Program Strengthened	Broadway Valdez Specific Plan	<p>Neighborhood serving retail in addition to Destination retail. Work with community stakeholders to develop bonus/ incentive program serving retail in addition to Destination retail. Work with community stakeholders to develop bonus/ incentive program</p> <ul style="list-style-type: none"> • Develop Innovative strategies for creating affordable homes • height and density bonuses, and/or the creation of an affordable housing overlay zone • Periodic evaluations could allow for these approaches to be phased in or tiered, to reflect changing market conditions over the time horizon of the plan (as suggested in policy 4.5.5) and to encourage early development by developers who wished to build before community benefits requirements take effect.
17	Bonus/ Incentive Program Strengthened	Broadway Valdez Specific Plan	More detail on bonus/ incentive program
18	Bonus/ Incentives	Broadway Valdez Specific Plan	City should incentivize developers including City investment for parking

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19	Incentive Program	Broadway Valdez Specific Plan	Policies should ensure creation of incentive program like density bonus for affordable housing
20	Define balance/ cap on retail to encourage housing	Broadway Valdez Specific Plan	SP needs to acknowledge risk that retail may potentially not be developed successfully and that other types of development may be allowed
21	Flexible Ground Floor Use	Broadway Valdez Specific Plan	Policies should allow flexibility in ground floor use to allow housing
22	Flexible Ground Floor Use	Broadway Valdez Specific Plan	Allow flexibility in ground floor use to allow housing;
23	Flexible Ground Floor Use	Broadway Valdez Specific Plan	Not enough commercial demand to meet the commercial demands in North End + this prevents them being developed for housing. Further, sites in Northern Combining Zone should limit ground floor commercial
24	Flexible Ground Floor Use	Broadway Valdez Specific Plan	North End needs to be retained for residential w/ more flexibility in the ground floor. Recommendations for 15% affordable housing, including options such as affordable housing overlay zone, ground floor flexibility.
25	Flexible Ground Floor Use	Broadway Valdez Specific Plan	Allow flexibility in ground floor use to allow housing;
26	Flexible Ground Floor Use	Broadway Valdez Specific Plan	Incentives/ bonus for affordable housing (LIHTC)
27	Housing	Broadway Valdez Specific Plan	There should be more incentives for residential development
28	Housing	Broadway Valdez Specific Plan	If housing is the driver of property values than the City is in good position to require affordable housing
29	Housing (Affordability/ Supply)	Broadway Valdez Specific Plan	Increasing housing availability is the best way to maintain affordability
30	Land Use: Housing needed near transit-TOD	Broadway Valdez Specific Plan	Retail priority areas potentially restrict important opportunity for transit-oriented development of housing in Oakland

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31	Neighborhood Serving Retail	Broadway Valdez Specific Plan	Need to address n-hood serving retail in addition to comparison
32	Neighborhood Serving Retail	Broadway Valdez Specific Plan	We also recommend ensuring neighborhood-serving retail in the NE such as grocery stores and a pharmacy at a low price point
33	Parking: Incentives for reduced parking/ Parking ratios	Broadway Valdez Specific Plan	Add to discussion of reduced parking a policy for "in-lieu" program to allow for more flexibility in the minimum parking ratios for residential units
34	Residential: encourage priority zones for residential as well as retail	Broadway Valdez Specific Plan	Plan should identify locations for high-density residential
35	Residential: Micro-housing	Broadway Valdez Specific Plan	Micro-housing will contribute to
36	Bonus Program/ Affordable Housing	Lake Merritt Specific Plan	Developer should pay into community benefits agreement to help provide affordable housing.
37	Affordable Housing	Lake Merritt Specific Plan	20% should be for low-income and elderly
38	Bonus Program	Lake Merritt Specific Plan	AECOM's study of future market conditions, the threshold for community benefits should be lower than 275 feet
39	Affordable Housing	Lake Merritt Specific Plan	<p>We oppose trying to achieve the Affordable Housing goal or any other community benefit goals by imposing special demands for a localized area.</p> <p>We should not price ourselves out of the market relative to our neighboring cities due to competition for limited investment capital (Catalyst vs. Deterrent).The non-profits advocated putting a high limit on properties so to artificially stimulate sale and development. This is a biased position which unfairly impact existing land owners. Good public policy should not unfairly burden anyone group in particular.</p>
40	Affordable Housing	Lake Merritt Specific Plan	<p>Strengthen mechanisms and mitigations to preserve existing market-rate affordable rentals, and promote the development of affordable and family-friendly housing.</p> <p>Typically, commercial and residential rents in existing (often historic) buildings are much more affordable than those in newly-constructed buildings. What incentives can be included in the plan and in the mitigations, to ensure that property owners are supported and assisted as they pursue maintenance, blight reduction, improvements, and adaptive reuses?</p>
41	Housing	Lake Merritt Specific Plan	<p>Preserve market-rate housing resources that exist in older buildings,</p> <p>We should seek to keep them well-maintained and useful in retaining a whole community of longtime residents. We are working right now to see if a state historic tax credit can be implemented through the legislature. This could be one avenue of obtaining additional financing for some of our historic resources in the Chinatown and Lake Merritt BART Station area</p>

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42	Housing	Lake Merritt Specific Plan	Mixed income and mixed-family-status housing, including families with children, must be incorporated throughout historic and new buildings. In the interest of creating and maintaining complete neighborhoods, family housing and a full range of economic levels should be a goal throughout both in historic buildings and in new ones. The plan must not be limited to building only units for people with large incomes and no families. That is a recipe for movement to the suburbs as soon as people change their lifestyles.
43	Bonus Program	Lake Merritt Specific Plan	275-feet height trigger amenities is NOT realistic given the current and likely future market conditions that we saw in the AECOM and Strategic Economics Studies.
44	Housing Affordability	Lake Merritt Specific Plan	The study needs to look at potential resident and business displacement in the likely situation where development will increase housing costs and displace people from the neighborhood.
45	Affordable housing	West Oakland Specific Plan	The primary focus of the Plan should not be on new residents who represent a specific racial and financial demographic, it should be a Plan that <u>balances</u> social equity with smart growth.
46	Affordable Housing	West Oakland Specific Plan	Some concerns have been raised about how the West Oakland Specific Plan might make housing costs rise to the extent that residents have to leave. This will impact the environment by causing residents to move out to more suburban areas where housing is more affordable. By residents relocating to further areas, a longer commute is presented, resulting in more cars on the road. With more cars on the road, comes more pollution; not to mention that most older cars' fuel efficiency is not as desirable as modern cars. One strategy that could mitigate these impacts is providing more affordable housing. That housing not only needs to be affordable, but also comfortable and healthful. There are many cases where affordable housing is placed in areas that over time can be a hazard to your health. Developers need to provide enough affordable housing using the Federal Standard for Affordable Housing to accommodate current citizens.
47	Low income Housing	West Oakland Specific Plan	The Plan does not indicate how it will curb the over concentration of acquired housing stock that discriminates against minority and low-income residents. It also does not define "low-income" or "minority".
48	Equity/Housing Stock	West Oakland Specific Plan	Housing Stock – 5.21 The Plan does not honestly address how the lack of current and new, proposed housing (all forms) will expand for black seniors who either already reside here but need a housing change or need to return to be near family and/or services will change for the better. Carve-outs are not included but they should be.
49	Promote Equal Housing Opportunity	West Oakland Specific Plan	The Plan fails to honestly and firmly address the negative impacts of gentrification. It also does not address the over-concentration of Asian seniors from outside the District displacing black seniors inside the District.
50	Promote Equal Housing Opportunity	West Oakland Specific Plan	The Plan does not address why no substantial single family home projects for low-income or under-served or minority families already living in the District or those who've been displaced and want to return are planned or included in any of the "opportunity sites".
51	Housing	West Oakland Specific Plan	The Plan does not tell how it will balance the high percentage of market-rate housing and below-market housing in the same development.
52	Housing	West Oakland Specific Plan	pre-approval for in-law units without parking