

An aerial photograph of a residential neighborhood. A yellow outline highlights a specific parcel of land, which appears to be a mix of trees and some structures. To the left of the highlighted parcel is a large, open field. Further left is a multi-lane highway with several lanes of traffic. The surrounding area is densely packed with houses and trees.

Barcelona Parcel: Affordable Housing Update

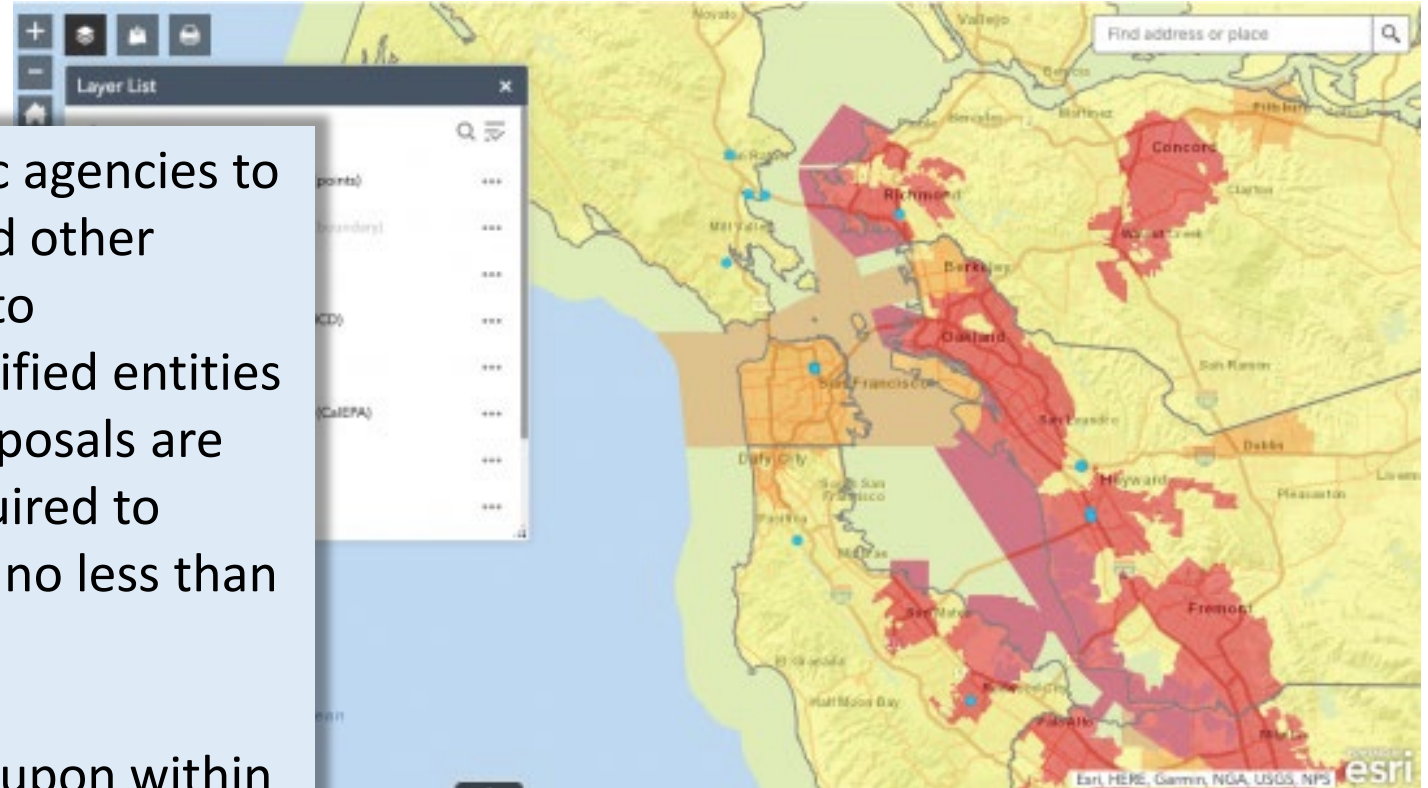
January 30, 2020

State Surplus Land Act Noticing Requirements

What is the State Surplus Land Act?

The State Surplus Land Act requires all public agencies to notify housing sponsors, public agencies, and other identified public entities of the opportunity to purchase/lease designated surplus land. Notified entities have 60 days to respond to the notice. If proposals are received within 60 days, the City is then required to enter a period of good faith negotiations for no less than 90 days.

If the terms of disposition cannot be agreed upon within the 90-day period or there are no responses following a 60-day noticing period, the disposition process continues under the City's disposition process, outlined in the City of Oakland's Municipal Code.



California Department of Housing and Community Development's surplus land mapping tool

State Surplus Land Act Noticing Requirements

Is the Barcelona Parcel Exempt from SLA Requirements?



Oak Knoll Site

The Barcelona Parcel can be deemed “exempt surplus land” if the following cases apply:

- The land is released through a competitive process for 100% affordable housing requiring low-/mod-income households with 75% of residential units restricted for low-income households.
- The land is released through a competitive process as a mixed-use development with greater than or equal to 300 residential units with 25% of these units for low-income households.

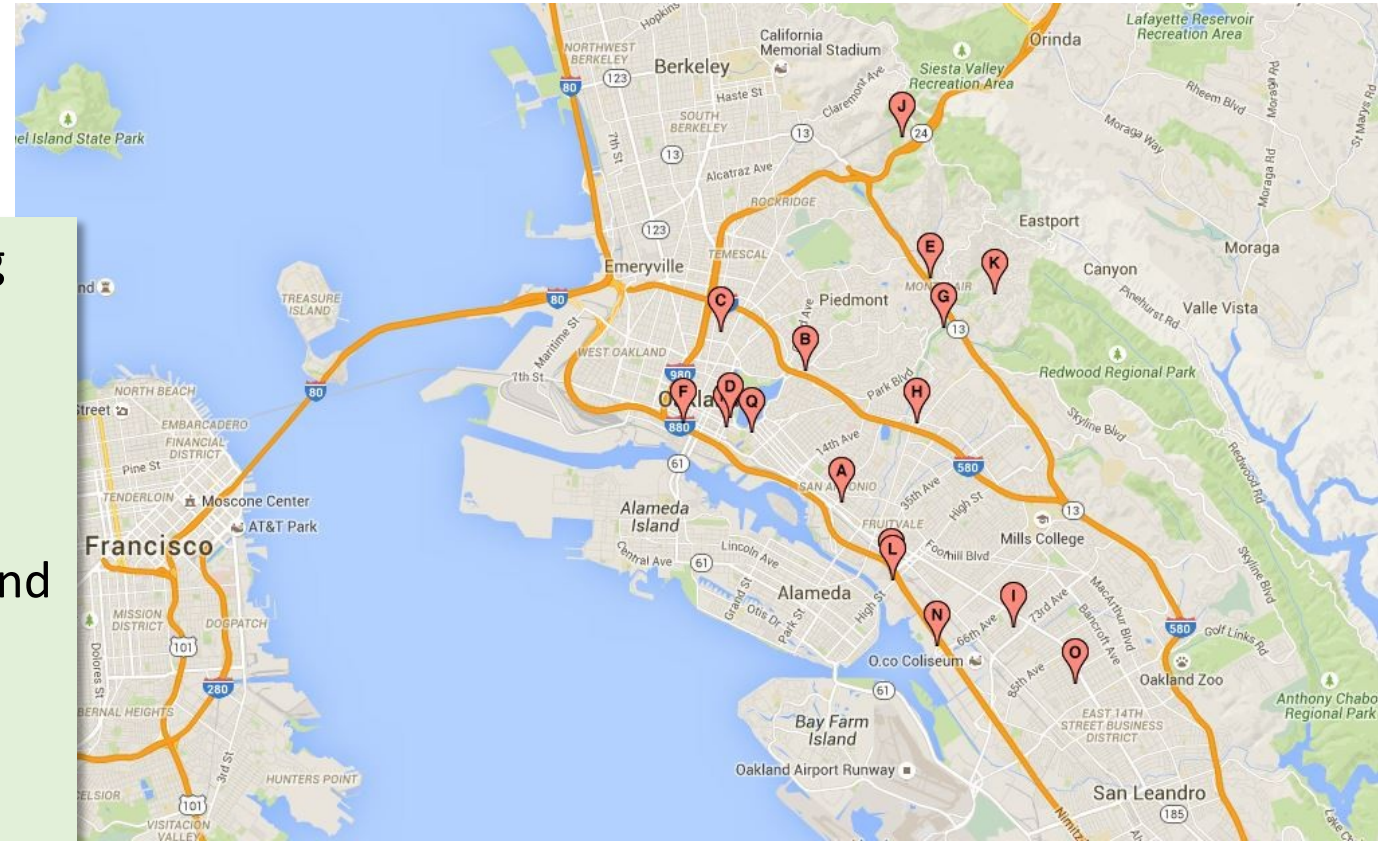
City's Public Lands Policy

What is the City's Public Lands Policy?

The Public Lands Policy is the City's overarching public land disposition policy process aimed at addressing:

- Housing scarcity and shelter inequities
- Transparency and deficiencies in the public land disposition process
- Socio-economic disparities in employment outcomes
- City's Long-term land investment planning strategies

The policy has not been adopted as legislation, but City Staff still follow the direction of the resolution.



Various City of Oakland Surplus Land Sites

City's Public Lands Policy

How will this Affect the Disposition of the Barcelona Parcel?



Additional Noticing Requirements

- Public input from the most impacted communities will be collected prior to the release of the RFP
- City will send a notification to property owners within a 4 block-radius prior to the ENA
- Staff will post data regarding the Barcelona parcel online



Community Input

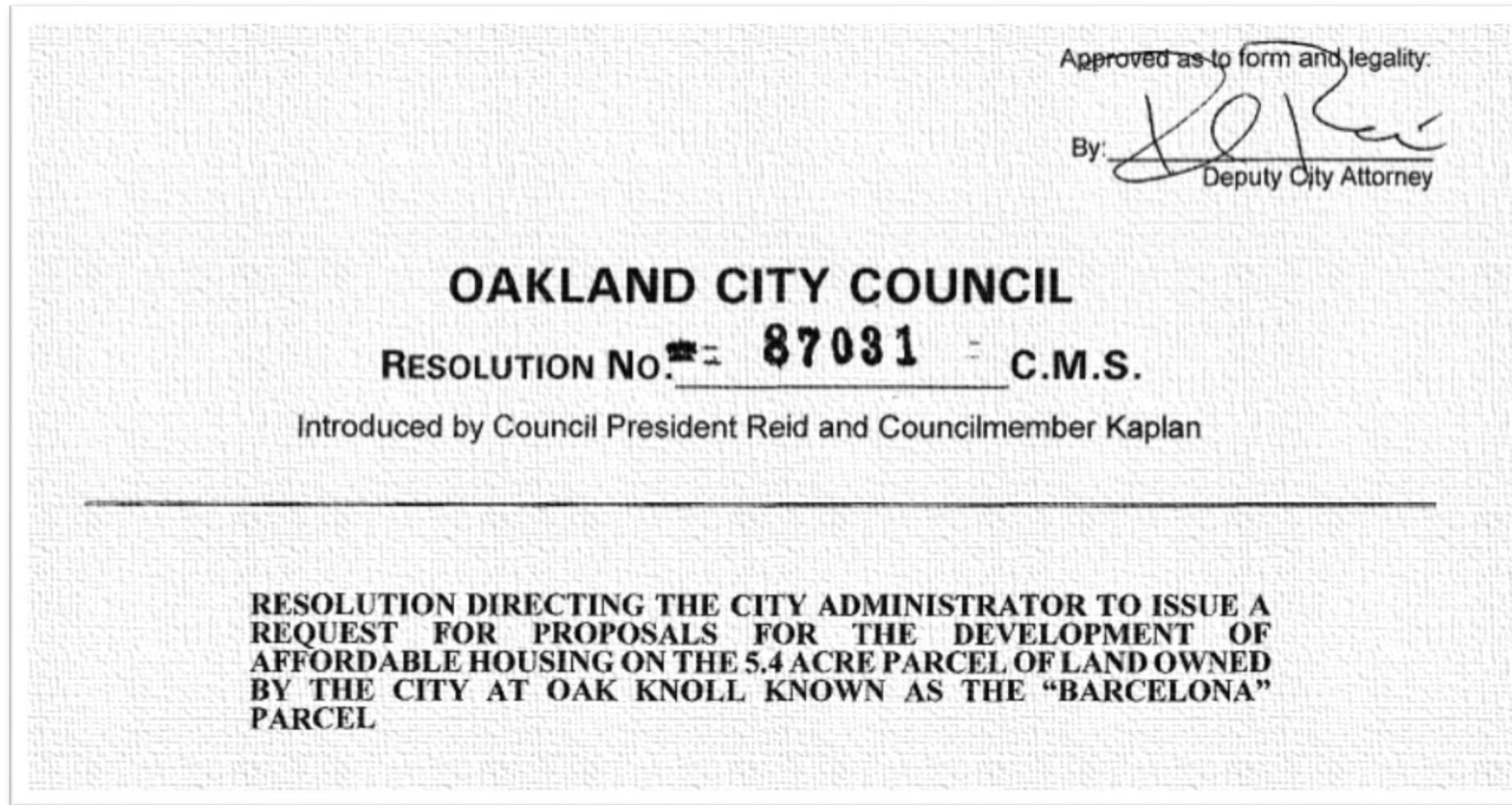
- Meet with a diverse group of community members and interested parties to gather feedback before the disposition process (e.g. before issuance of an RFP, ENAs, etc.)



Prioritizing Affordable Housing

- Affordability and lowest AMI levels will be prioritized
- Recommends lease vs. sale of all City owned properties

Oakland City Council Resolution No. 87031 CMS



On December 2018, the Oakland City Council passed a resolution that directed City Staff to develop the Barcelona Parcel for affordable housing.

Current & Proposed Zoning

RH-3	
Permitted maximum density	1 unit / lot
Permitted residential uses	One-family dwellings; One-family dwellings with Secondary Unit
Conditional residential uses	--
Minimum parking requirement	2
Maximum pitched roof height primary building	30 feet



D-OK-3	
Permitted maximum density	1 unit / 1600 sf
Permitted residential uses	Two-family dwellings; Multifamily dwellings
Conditional residential uses	One-family dwellings; One-family dwellings with Secondary Unit
Minimum parking requirement	Yes, will vary with development
Maximum pitched roof height primary building	40 feet

After receiving extensive community input at the last October 2019 meeting, staff recommends the following affordable housing types which also align with the State Surplus Lands Act, City Public Lands Policy, City Council's directions, as well as zoning in the surrounding area.



Workforce Housing

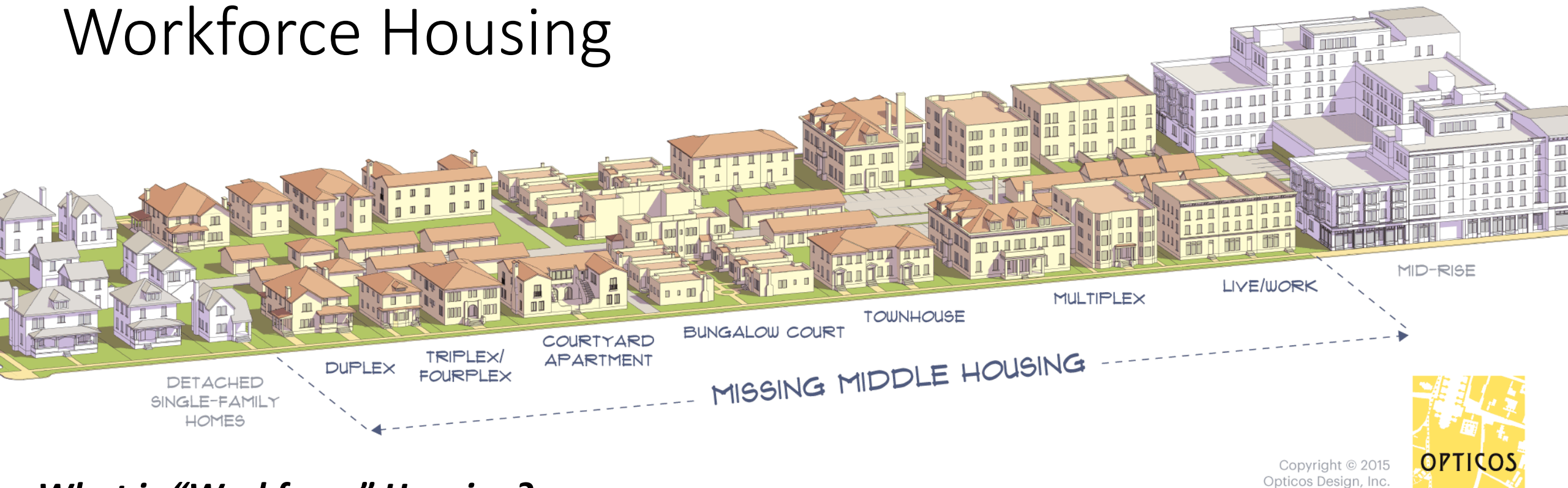


Senior Housing



Home Ownership Housing

Workforce Housing



What is “Workforce” Housing?

Workforce Housing refers to housing that serves slightly below-moderate-to-moderate income households. They are the *missing middle* between “luxury” housing and “low income” housing.

Workforce Housing provides diverse housing options, such as duplexes, fourplexes, and bungalow courts, that fit seamlessly into low-rise walkable neighborhoods and support locally-serving retail. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

Workforce Housing

What Does Workforce Housing Look Like?

Visually, Workforce Housing can include duplexes, triplexes, small townhomes, quadplexes, and small apartments. They tend to include construction types that are less expensive to build and therefore more affordable for middle-income households without the need for heavy subsidies. To align with the City's Public Lands Policy and Council direction, priority needs to be given for more deeply affordable proposals.

Eligibility Requirements?

There is precedent for incorporating a preference for OUSD teachers and staff in the waiting list for new housing. There is no precedent for other types of workers, although it shouldn't be ruled out.

What Are Some Potential Issues?

This type of housing has fewer funding sources available (but doesn't typically require deep subsidies that most affordable housing requires).



Senior Housing

What is Affordable Senior Housing?

Senior Housing refers to a variety of building and facility types for persons 55 and older (or, in some cases 62 and older).

Affordable Senior housing may include the following:

- Independent living apartments
- Retirement Residences and Continuing Care Communities
- Residential Care Facilities
- Skilled Nursing and Intermediate Care Facilities

Eligibility Requirements?

Depending on the facility type, eligibility may be restricted to people aged 55+ (or 62+). For many HUD subsidized senior buildings, eligibility is restricted to Very Low Income persons (no greater than 50% of AMI).

What Are Some Potential Issues?

Accessibility to supportive care services due to lack of public transportation. Funding may be dependent on proximity to transit, grocery stores, senior citizen centers, etc.



Sacramento Senior Homes (Berkeley, CA)
Developer: Satellite Affordable Housing Associates
Studio, 1-2 bedroom, 3 stories, 40 Units



Hillcrest Terrace (Antioch, CA)
Builder: Antioch Hillcrest Terrace Senior Housing Inc.
1 bedroom, 2 stories, 64 Units

Home Ownership Housing

What is Affordable Home Ownership Housing?

Affordable home ownership housing refers to properties sold at or below market rate to eligible households with affordable restrictions tied to the property.

What Does Affordable Home Ownership Housing Look Like?

Home ownership housing can look similar to Workforce housing structures (i.e. low to medium density residential types).

Eligibility Requirements?

Eligible households typically must be at or below 80% AMI in order to be eligible for most funding through HUD and HCD programs (ie. CalHome CDBG, AHSC grants).

What Are Some Potential Issues?

- Similar to workforce housing, vehicle ownership tends to correspond to higher income levels.
- Likely to require City selling property to developer rather than a long term ground lease – contrary to City's Public Land Policy



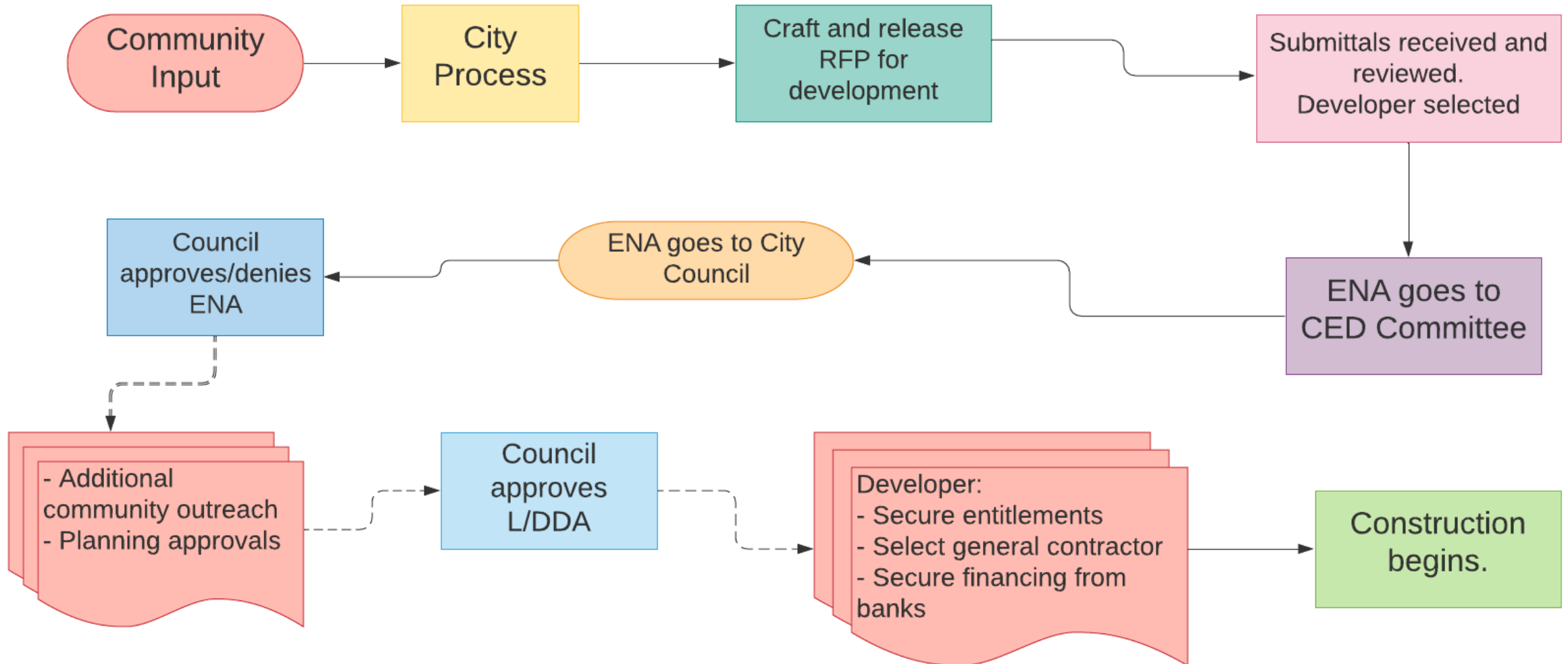
Central Commons (Fremont, CA)
Developer: Habitat for Humanity EB/SV
2-4 bedroom, 1-2 Bath Condos, 3 stories, 30 Units



Auburn Grove (Livermore, CA)
Developer: Lennar/Hello Housing
3-4 bedroom, 2.5-3.5 Bath Townhomes, 2-3 stories, 30 Units

Process of RFP and Project Development

Community Input throughout the entire disposition process



Project Development Timeline (Estimated)

Task	Duration (months)	Start Date	End Date	2020												2021												2022												2023												2024												2025																																			
				Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep																																																				
Craft and release RFP	4	Feb 2020	Jun 2020																																																																																																
Review submittals; select developer	3	Jun 2020	Sep 2020																																																																																																
ENA to CED/ Council	3	Sep 2020	Dec 2020																																																																																																
ENA process	18	Dec 2020	Jun 2022																																																																																																
L/DDA to Council	3	Jun 2022	Sep 2022																																																																																																
Financing, entitlements, etc.	18	Sep 2022	Mar 2024																																																																																																
Construction	18	Mar 2024	Sep 2025																																																																																																

For Additional Information & Future Updates
Visit The City Website:

Barcelona Parcel Webpage:

<https://www.oaklandca.gov/projects/barcelona-parcel>

Oak Knoll Project Webpage:

<https://www.oaklandca.gov/projects/oak-knoll-mixed-use-community>